SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0414/92 Received:02-APR-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc
Location : Land off Foxes Low 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening 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. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 The hedging proposed along the sites frontage shall be allowed to reach a height of at least one metre. In the event of it being removed it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner/owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least one metre.

Reason: In the interest of the visual amenities of the locality.

4 Details of the block paviors to be used for the private road, including colour shall be submitted to and approved by the Local Planning Authority before development commences.

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)

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

5 Prior to the occupation of the dwellings hereby permitted a 1.8 metre vertical close boarded fence shall be erected along the eastern boundary of the site tothe reasonable satisfaction of the Local Planning Authority.

Reason: In the interest of the amenities of the locality.

6 Before plots 1 to 6 inclusive are occupied the private road shall be laid out, including visibility splays, as shown on the submitted drawing number FD145/2.

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.

7 Before the accesses are commenced to be used,provision shall be made within Plots 6, 7 & 8 to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

9 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.

10 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.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway, including the visibility splay shall be constructed for at least 40 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.

12 Prior to Plots 6, 7 & 8 and 9 becoming occupied a 1.5 metre wide footway shall be provided as shown on the submitted plans.

Reason: To provide safe and adequate passage for the residents and their visitors, in the interest of highway safety.

13 Prior to the occupation of the dwellings on plots 1 and 5 a pedestrian link shall be provided in accordance with the plans accompanying the application (drawing number 165/10/1 received by the Local Planning Authority on 5 August 1992) from the hammerhead of the private drive to the land to the south of the site.

Reason: In the interests of residential amenity.

14 Before the commencement of the development hereby permitted a scheme of lighting in respect of the private drive shall be submitted to and approved by the Local Planning Authority and such scheme shall be implemented to the satisfaction of the Local Planning Authority before any of the dwellings accessed from the said private drive are occupied.

Reason: In the interests of the amenity of future occupants.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number 165/10/1) received by the Local Planning Authority on 5 August 1992.

The applicants are reminded that the horsechestnut trees at the rear are the subject of Fleet Tree Preservation Order No 5, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
14-AUG-92 H05/0414/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09 | 0414 | 92

Date Registered 02 NOV 92

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
SPALDING
LINCS.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS
Tel. No. (0406) 26118
(Personal contact name) J CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF FOX'S LOW ROAD, HOLBEACH
SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT - 11 N° DWELLINGS INCL. PRIVATE ROAD AND ESTATE ROAD ACCESS - DEMOLISH EXISTING 3 N° PAIRS SEMI DETACHED HOUSES, ASSOCIATED GARAGE BLOCK AND PRIVATE ROAD "THE CLOSE"

Please complete

Signed. J Crunkhorn ..... Date. 1/4/92 .....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £1210 .... If you consider no fee is payable include a written explanation instead.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

This is a **reserved** matters application. [ ]

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application

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

This application is for renewal of temporary permission or compliance with planning condition. [ ]

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

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

This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

T[illegible]E OF DEVELO[illegible]MENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: | 11 NO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: | sq. metres

B. Please state size of any new structure:- (a) max. height: | SEE ENCLOSED DRAWINGS. metres

(b) max. length: | metres

(c) max. width: | metres

C. Please state type and colour of materials for facing external walls: | SEE SITE PLAN DRG NO D FD 145/2

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. | BUILDING PLOTS

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road | ☐

or

B. There will be a new or altered access to a public road | ✓ → If so, name of road: FOXS LOOP; Will there be — Individual access(es) ✓; New estate road ✓

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees | ☐

B. The proposal does involve the felling of one of more trees | ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of | SOAKAWAYS

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

C. Please state whether a land drain will be affected | NO

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

TED OR

days

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 1210

Receipt Issued ..... No. P962

Date First Received 11/..

REGISTRATION

REFERENCE H09/0414/92

Cross-Ref R KL 7-4

Date 3/4/92

VALIDATION Date 3/4/92

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 11 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 1210 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7-2-94

Index Sheets 170 OS Nos ..... Grid Ref 536900 124950

Ward D Parish FLEET

Inside CBD YES Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other ☐ Grade

Linked to site ..... Ref 482 Linked to property ..... Ref .....

Planning Records:
Earlier apps 244/89
630/91
924/89

B Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed.....

FURTHER INFORMATION / CONSULTATION

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 9/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
South Holland Internal Drainage Board, Foxes Low Rd

Residents (Delivery):
Owner/occupier, Foxes Low Rd

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other : South Holland Internal Drainage Board, Foxes Lowe Rd, Holbeach

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REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

1/6/94

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Deputy Director of
Administration

REF: JB/LAB/H06/0442/92
H06/0414/92

REF:

DATE: 4 November 1992

SUBJECT: Residential Development - Kings Quality Homes, Phase I, Foxes Low Road, Holbeach and Kingsgate, Black Lion End, Gedney.

I refer to our discussions on Monday 2 November 1992 in respect of the above and enclose the requisite details in respect of both permissions.

As agreed, I would be obliged if you would proceed with the issue of a breach of condition notice in respect of non compliance with conditions numbers 9 and 11 of planning permission H06/0414/92 which refers to Phase I at Foxes Low Road at Holbeach. Whilst all the other conditions relating to this permission have been complied with, conditions numbered 9 and 11 remain outstanding and a site inspection on 3 November 1992 has shown that no further work to secure compliance with these conditions has been undertaken.

With regard to the Kingsgate site, I agree that approvals in respect of the outstanding condition applications should be issued as soon as possible and preferably with the breach of condition notice which we agreed should now be served with regard to non compliance with condition 8.

However, there is a complication. The County Surveyor has refused to accept the details of kerbing and road surfacing submitted with the applications for compliance with conditions 9, 12 and 16.

Accordingly, I shall be issuing approvals of these applications (there is no valid planning reason for refusing them) with an endorsement to the effect that the applicant will have to arrive at an agreement separately with the County Surveyor.

ASHWOOD HOMES
BUILD A BETTER NEIGHBOURHOOD

REGISTERED HOUSE BUILDER

ASHWOOD HOMES

Holbeach Manor,
Fleet Road,
Holbeach, Lincolnshire.
Telephone: Holbeach 23388
Fax No. 0406 26237

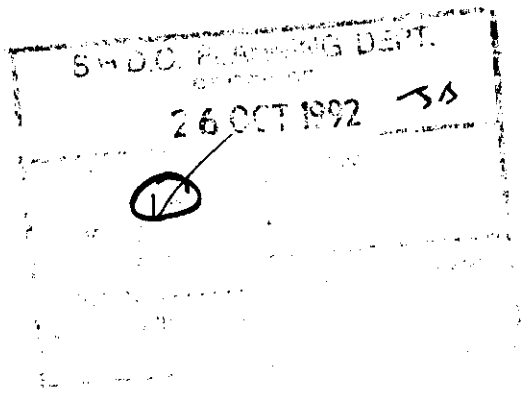
Your Ref.

Our Ref. AJK/TJ.

23rd October, 1992.

For the attention of Mr. Blacklock,

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



Dear Mr. Blacklock,

**Re:- Phase I, Residential Development,
Land Off Foxes Lowe Road, Holbeach.**

Thank you for your letter received this morning and our subsequent meeting yesterday 22nd October.

As we mentioned conditions 4, 10, 14 have been complied with and with regard to conditions 9, 11 our Contractors are on site constructing them at the present time.

I do realise the conditions have been broken but we are doing everything in our powers to maintain a constructive working relationship and to generate goodwill with the Council.

With best wishes.

Yours sincerely,

Ashley J. King,
Director,
Ashwood Homes.

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference 148 43 & 165 10 RD AKD

20 October 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

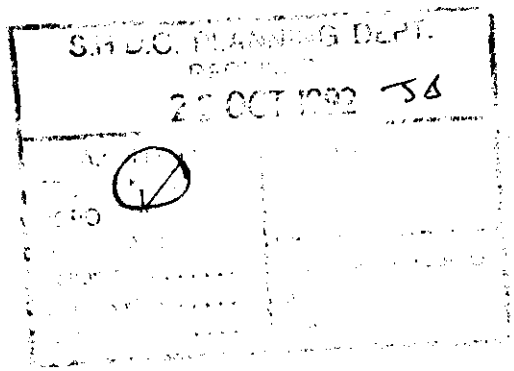
Dear Mr Smith

KINGS QUALITY HOMES: KINGSGATE, GEDNEY,PLANNING REFERENCE H06/0442/92
ASHWOOD HOMES: FOXES LOWE ROAD, PLANNING REFERENCE H05/0414/92

In the light of the outstanding Conditions relating the the above sites, i.e. that the road should be to base course and kerb bed stage before building commences, I just want you to know that the work involved has been put in hand for commencement this morning 20 October 1992. That the rain has stopped work, is unfortunately but understandably, beyond our control.

Yours sincerely

Robert Doughty



DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/414/92/JAM Your Ref. wdb 1061

Date 22 Sept. 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT - ASHWOOD HOMES
11 DWELLINGS AT FOXES LOWE ROAD, HOLBEACH

I refer to my assistant Mr. Staines' telephone conversation with Mr. James on the 16th September 1992 during which he was advised that the preparation of storm water drainage details relating to the above commenced development is now to be undertaken by your office.

In view of the fact that my Board's interests will be affected by the scheme that I also believe will affect private and highway drainage pipelines on site, I will be glad to learn when the necessary information will be available.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

ENGINEER TO THE BOARD

R. Doughty, Esq.,
32 High Street,
Helpringham,
Nr. Sleaford, Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1992

Attention of		File Nos
DPO	NRM	
DDPO	BS	
JC	ACP	
Action by		
Discuss with		
Copy		

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Dear Sir,

H05/0414/92 - Erection of 1. dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc - Land of/ Foxes Low Road, Holbeach

With reference to the above, it has been brought to my attention [illegible] the [illegible] Control Section that development [illegible] commenced.

[illegible] to inform you that there appears [illegible] plans [illegible] issued on 14 August [illegible].

[illegible]

[illegible] to be [illegible] for the [illegible] be submitted to [illegible] approved by the [illegible] Authority before development commences.

Reason: To ensure a satisfactory development in the interests of [illegible] of the locality and the amenities of [illegible] dwellings.

[illegible]

[illegible] to which this [illegible] relates [illegible] expected [illegible] the [illegible] and [illegible] in adjacent [illegible] access [illegible]

Reason: To enable the [illegible] and [illegible] to be fixed [illegible] in the interests of the proper planning of the area.

(cont)

APPLICATION REFERENCE: H05/0414/92 DATE RECEIVED: 3-APR-92

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

TYPE: Full

DESCRIPTION: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses, etc.

LOCATION: Land off Foxes Lowe Road, Holbeach, Spalding, Lincs

Parish Council: Considered to be over development of the site and out of character. Suggest a site visit to view relationship with other properties. Comments awaited in respect of amended plans (expiry date 19 June 1992).

County Highways: Request conditions.

Environmental Health: Formal response awaited.

Public Objections: Letters received from owner/occupiers of Mar-vel and also the South Holland Internal Drainage Board (summarised)

- Object strongly against the proposed estate road which is only yards from my front door. Traffic noise and nuisance would be unbearable so close to my home.
- Foxes Lowe Road is only a narrow road and the amount of traffic using it is quite high. This would result in even more accidents than at present.
- Reduce value of my property.
- Entering and leaving my own drive would be more dangerous.
- Planning Permission was not granted for a road when I applied to enter Foxes Lowe Road (this estate road is nearly opposite). I had to sell with others and buy our way out of Battlefields Lane, the reason given was traffic problems in Foxes Lowe Road.
- Only against the positioning of the proposed road opposite my property.

S.H.I.D.B. have expressed concern regarding residential development in close proximity to their office and workshop complex. Particularly concerned by the intensification of development adjoining the Board's property (plots 1-3 inclusive). Would welcome your reassurance that the Board's continued use of their premises will not be limited or prejudiced in an area generally considered to

be light industrial when the Board's premises were established.

PLANNING POLICIES/DOE ADVICE

Inside I.B.D.
Structure Plan Policy 5A
PPG3, 1992 (Housing)

PREVIOUS DECISIONS

H05/1802/88 - Deem O - Residential development - no objections subject to conditions.
H05/0244/89 - Nursing home for the mentally handicapped - refused.
H05/0685/91 - Outline - Erection of two dwellings - Permitted 23rd October 1991.

PLANNING ISSUES

1 The determining issues in this particular case are (a) Policy Considerations (b) whether the development is appropriate for the site having regard to its characteristics and existing development in the locality. (c) Highway considerations.

2 The site is located to the south of Foxes Lowe Road and is land associated with the former Fleet Hospital. It has a frontage in the region of 155 metres and depth varying between 38 and 66 metres approximately.

3 The proposal involves the removal of the existing dwellings off "The Close".

CONCLUSIONS

1 The site is within the Boundary of Development for Holbeach and no objections are raised in principal to residential development upon it and also the land to the rear within the grounds of the former Fleet Hospital.

2 Notwithstanding outline planning permission H05/0685/91 for two frontage dwellings in the north eastern corner of the site, the County Highways Authority have requested that no accesses shall serve the development within a distance of 70 metres from the north eastern corner. In the light of this, the applicants have submitted the present scheme, including six dwellings off a private road, and the County Highways Authority have accordingly raised no objections subject to conditions, including the provision of a 1.5 metre wide footway along part of the frontage.

3 A number of mature horsechestnut trees are located immediately to the rear of the site and are the subject of Fleet TPO No 5, 1992. They are considered to be of sufficient distance as not to be adversely affected by the dwellings, and also vice versa. The applicants have approached the Council's Consultant Landscape Architect who has stressed that the trees would benefit from crown thinning. This would also allow and improve light in the gardens of the dwellings proposed, so avoiding complaints arising from siting dwellings to the north of trees. He also stresses that it must be said that the rear gardens in this situation are quite generous and in his view complaints will perhaps, in any case, be difficult to justify.

4 A point of concern in respect of the application is the relationship of the development (particularly plots 1 to 3) to the South Holland Internal Drainage Boards premises to the east (which are general industrial). I have consulted Environmental Services in respect of this matter who consider that suitably designed and screened frontage development would be more appropriate in this instance. However, given the County Highways Authority's comments, they consider that the

present scheme whilst not ideal would be a compromise, providing the bungalows upon plots 1 and 3 are redesigned so that they have no bedrooms to the rear. A 2 metre high closeboarded fence is proposed along the majority of the eastern boundary.

RECOMMENDATION - Grant Permissioin.

1 SC27 - (Implementation of Planting).
2 The hedging proposed along the sites frontage shall be allowed to reach a height of at least one metre. In the event of it being removed it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner/owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach the height of at least one metre.
3 Details of the block paviors to be used for the private road, including colour shall be submitted to and approved by the Local Planning Authority before development commences.
4 The fencing along the eastern boundary of the site shall be constructed in accordance with the submitted plans and completed before any of the dwellings upon the site are occupied.
5 Before plots 1 to 6 inclusive are occupied the private road shall be laid out, including visibility splays, as shown on the submitted drawing number FD145/2.
6 B21 - (Turning Space)...Plots 6, 7 & 8.
7 C2 - (Specification of completion of highways).
8 C2A - (Road Construction).
9 C3 - (Surface Water Run-off).
10 C4 - (Construction of estate road junction)... (amended)...Before any..junction of the estate road, including the visibility splay shall be..40 metres.
11 Prior to Plots 6, 7, 8 and 9 becoming occupied a 1.5 metre wide footway shall be provided as shown on the submitted plans.
12 Details repositioning the bedrooms from the rear of the bungalows on plots 1 and 3 shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reasons

1 Standard.
2 In the interest of the visual amenities of the locality.
3 To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.
4 In the interest of the amenities of the locality.
5 B6.
6 B21.
7 C2.
8 C2A.
9 C3.
10 C4.
11 To provide safe and adequate passage for the residents and

their visitors, in the interest of highway safety.

12 In the interest of the amenities of future occupants.

Notes

1 SN1 - (amended plans)..received 2 June 1992.

2 The applicants are reminded that the horsechestnut trees at the rear are the subject of Fleet Tree Preservation Order No 5, 1992.

PLANNING COMMITTEE - 24th June, 1992

3. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H16/0498/92 Yorkshire Bank Plc	Residential development (two houses - semi-detached) at 11 Commercial Road & 1, 2 & 3 Willow Row Walk, Spalding.
H13/0506/92 Moulton Harrox Educational Foundation	5 dwellings with private access road including demolition of existing cottage at Seas End Road, Moulton Seas End.

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H02/0018/91 David Wilson Homes Ltd	O.A.	Two dwellings (re-registered as H02/1235/91) at 2A & 2B Barbers Drove, Crowland.

(Pending a site inspection in view of concern regarding access to land to the rear of the application site, and the adequacy of Barbers Drove for the proposed development.)

H16/0407/92 Mr G Elkin & Mrs D E Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H05/0414/92 Ashwood Homes	11 dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Lowe Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.)

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

531 PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Low Road, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birch Grove, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H11/0488/92 T Betts	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H09/0502/92 R Kirk	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed backland development.

532. 4 VICTORIA STREET, SPALDING (422/92)

Further to the above minute the Sub-Committee inspected the above site prior to the meeting following a complaint that development to the rear of the property had resulted in the loss of light to a neighbouring property.

2

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 27th July, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. N.P. Judge MBE	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	

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

An apology for absence was received on behalf of Councillor M.C. White.

574. MINUTES

The Minutes of the meeting held on 6th July, 1992 were signed by the Chairman as a correct record.

575. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H12/0198/92 Dayfield Properties Ltd	O.A.	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton.

RESOLVED: (a) Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with (i) the applicants the retention of the amenity land and trees and the Sub-Committee's view that one dwelling only is most appropriate for the site and (ii) the County Highways Authority the adequacy of car parking provision to remain with the Jolly Crispin Public House.

H16/0407/92 Mr G Elkin & Mrs D Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to obtain from the applicants a detailed plan to a scale of 1:500 showing the precise location for the dwelling on the plot and details of the parking arrangements to be made for 45 Love Lane.

H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing three pairs of houses etc on land at Foxes Lowe Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to additional conditions requiring the provision of a pedestrian link to provide access to the future public open space from the private drive and the provision of adequate street lighting along the private drive.

(The Director of Planning and Building Control Services reported the receipt of late correspondence from adjoining property owners.)

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Our Reference 165 10 JRB AKD

7 August 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr David Gedney

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: LAND OFF FOXES LOWE ROAD, HOLBEACH PLOTS 1 & 3

Further to our planning amendment submission of the 4 August and associated plan drawing number 165/10/1 please note that both plots 1 and 3 are Buckingham Mk II. The House type fails to show MkII on plot 1.

If you were to require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

S.H.D.C. PLANNING DEPT.
RECEIVED
11 AUG 1992 DG

Attention of
DPO HPM
DOPO RG
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

PLANNING AMENDMENT

For office use only
Application No. H05/0414/92
Date registered 05 AUG 1992
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street near Sleaford
Lincolnshire NG34 ORA
Tel. No. 052921 646/7 (Contact) R Doughty

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land Off Fox's Low Road, Holbeach

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H05/0414/92

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 4th August 1992

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of 11 dwellings including private road, estate road access and demolish 3 pairs of semi detached houses.

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Proposed footpath link
Plot 3 to become a Buckingham Mk II Bungalow
Amended fence boundary

State drawing no's of the current submission

165/10/1 DS/B3/G/10T

State Officer dealing with the application, if known.

Mr D Gedney

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Plots 2,4 to 11 excluded
Landscaping and access and materials

No alteration to plot numbers

3. Please tick **one** box only

A. Amendment is proposed where permission already granted [ ]
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered [✓]
If yes, submit four forms and four plans.

State whether amendment has been requested by the Council [✓]

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference 165/10 JRB SKH

4 August 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES.
PROPOSED RESIDENTIAL DEVELOPMENT: LAND OFF FOX'S LOW ROAD, HOLBEACH.

Please find enclosed copies of the planning amendment for the above site.

The amendment will provide a footpath link to the land south of the site and 1.8 metre close boarded timber fence along the boundary facing the South Holland Internal Drainage Board premises.
In addition plot 3 is to become a Buckingham II bungalow with a revised lounge and bedroom arrangement, refer to design sheet DS/B3/G1/T.

If you were to require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

SOUTH HOLLAND D.C.
REF ACK. TL

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: H05/0414/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118 J Crunkhorn

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc

Location: Land off Foxes Low Road
Holbeach
Spalding
Lincs

Valid date: 02-APR-92
Target dates:
To case officer 07-APR-92
Inspected by 12-APR-92
Extra contacts 17-APR-92
Report if not clear by 07-MAY-92

Terminal date: 28-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 11 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Fleet PC	Holbeach 26739	05-JUN-92	19-JUN-92	+ Plans
Cllr B A Paul	0406 23100	05-JUN-92	19-JUN-92	Hand deliver
~~F Vellam, Mar-Del, Foxes Low Road~~		"	"	
~~Owner/Occupier, Foxes Low Road~~		"	"	
South Holland IDB	0406 24933	05-JUN-92	19-JUN-92	

SITE DETAILS

Grid ref: 536900 324980
OS Sheets: 170 Parcel:

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

C&M

Application no: H05/0414/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118 J Crunkhorn

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc

Location: Land off Foxes Low Road
Holbeach
Spalding
Lincs

Valid date: 02-APR-92
Target dates:
To case officer 07-APR-92
Inspected by 12-APR-92
Extra contacts 17-APR-92
Report if not clear by 07-MAY-92

Terminal date: 28-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 11 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	08-APR-92	22-APR-92
Cllr B A Paul	0406 23100	08-APR-92	22-APR-92
Owner/Occupier		27 APR 92	11 MAY 92
South Holland IDB	0406 24933	27-APR-92	11-MAY-92

L.C.C - Ods Attached JC CA 27/4/92 -

SITE DETAILS

Grid ref: 536900 324980
OS Sheets: 170 Parcel:

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

CJM

Application no: H05/0414/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118 J Crunkhorn

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc

Location: Land off Foxes Low Road
Holbeach
Spalding
Lincs

Valid date: 02-APR-92
Target dates:
To case officer 07-APR-92
Inspected by 12-APR-92
Extra contacts 17-APR-92
Report if not clear by 07-MAY-92

Terminal date: 28-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 11 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	08-APR-92	22-APR-92
Cllr B A Paul	0406 23100	08-APR-92	22-APR-92

LCC - Obs Attached JC 23/4/92

SITE DETAILS

Grid ref: 536900 324980
OS Sheets: 170 Parcel:

(1) PRIOR TO THE OCCUPATION OF THE DWELLINGS ON PLOTS 1 AND 5 A PEDESTRIAN LINK SHALL BE PROVIDED TO THE SATISFACTION OF THE LPA FROM THE HAMMERHEAD OF THE PRIVATE DRIVE TO THE [redacted] LAND TO THE SOUTH OF THE SITE. G

REASON

IN THE INTERESTS OF RESIDENTIAL AMENITY.

(2) BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED A SCHEME OF LIGHTING IN RESPECT OF THE PRIVATE DRIVE SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LPA AND SUCH SCHEME SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE LPA BEFORE ANY OF THE DWELLINGS ACCESSED FROM THE SAID PRIVATE DRIVE ARE OCCUPIED

REASON:

IN THE INTERESTS OF VISUAL AMENITY.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, (Offices, Priory Road, Spalding on Monday, 27th July, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. N.P. Judge MBE	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	

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

An apology for absence was received on behalf of Councillor M.C. White.

574. MINUTES

The Minutes of the meeting held on 6th July, 1992 were signed by the Chairman as a correct record.

575. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H12/0198/92 Dayfield Properties Ltd	O.A.	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton.

RESOLVED: (a) Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with (i) the applicants the retention of the amenity land and trees and the Sub-Committee's view that one dwelling only is most appropriate for the site and (ii) the County Highways Authority the adequacy of car parking provision to remain with the Jolly Crispin Public House.

H16/0407/92 Mr G Elkin & Mrs D Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to obtain from the applicants a detailed plan to a scale of 1:500 showing the precise location for the dwelling on the plot and details of the parking arrangements to be made for 45 Love Lane.

H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing three pairs of houses etc on land at Foxes Lowe Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to additional conditions requiring the provision of a pedestrian link to provide access to the future public open space from the private drive and the provision of adequate street lighting along the private drive.

(The Director of Planning and Building Control Services reported the receipt of late correspondence from adjoining property owners.)

Recommendation DMG 10/8.

DPO authorised. Consent.

1 SC27 - (Implementation of Planting).
2 The hedging proposed along the sites frontage shall be allowed to reach a height of at least one metre. In the event of it being removed it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner/owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach the height of at least one metre.
3 Details of the block paviors to be used for the private SC8 road, including colour shall be submitted to and approved by the Local Planning Authority before development commences.
4 Prior to the occupation of the dwellings hereby permitted a 1.8 metre vertical close SC boarded fence shall be erected along the eastern boundary of the site to the reasonable satisfaction of the LPA.
5 Before plots 1 to 6 inclusive are occupied the private SC5 road shall be laid out, including visibility splays, as shown on the submitted drawing number FD145/2.
6 B21 - (Turning Space)...Plots 6, 7 & 8.
7 C2 - (Specification of completion of highways).
8 C2A - (Road Construction).
9 C3 - (Surface Water Run-off).
10 C4 - (Construction of estate road junction)... (amended)...Before any..junction of the estate road, including the visibility splay shall be..40 metres.
11 Prior to Plots 6, 7, 8 and 9 becoming occupied a 1.5 metre SC6 wide footway shall be provided as shown on the submitted plans

12 Prior to the occupation of the dwellings on plots 1 and 5 a pedestrian link SCF shall be provided in accordance with the plans accompanying the application (dwg n° 165/10/1 received by the Local Planning Authority on 5 Aug 1992) from the hammerhead of the private drive to the land to the south of the site.
13 Before the commencement of the development hereby approved a scheme of lighting in SCG respect of the private drive shall be submitted to and approved by the Local Planning Authority and such scheme shall be implemented to the satisfaction of the Local Planning Authority before any of the dwellings accessed from the said private drive are occupied.

Reasons

PTO

Reasons

1 Standard.
2 In the interest of the visual amenities of the locality.
3 To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.
4 In the interest of the amenities of the locality.
5 B6.
6 B21.
7 C2.
8 C2A.
9 C3.
10 C4.
11 To provide safe and adequate passage for the residents and their visitors, in the interest of highway safety.
12 In the interests of residential amenity.
13 In the interests of the amenity of future occupants.

Notes

15 1 SN1 - (amended plans).. Drg nº 165/101 rec'd by the LPA on 5 Aug 1992.
16 2 The applicants are reminded that the horsechestnut trees
SNA at the rear are the subject of Fleet Tree Preservation Order No 5, 1992.

Fax P/9

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 6.8.92

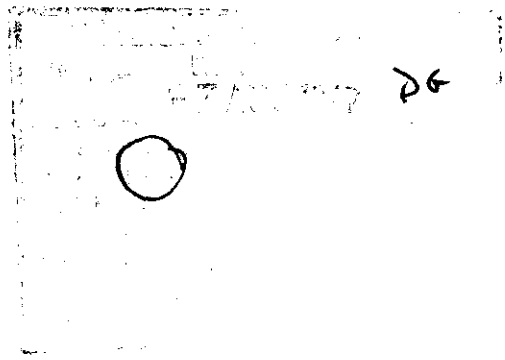
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H05/0414/92
Residential development, Foxes Lowe Road

I write further to the revised scheme submitted by R. Doughty and would confirm that these dwelling types with bedrooms facing away from the SHIDB boundary are acceptable.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
Development Control

TO: Director of Planning
& Building Control Services

REF: NRM/LAB/H05/0414/92

REF:

DATE: 24 July 1992

SUBJECT: 11 Dwellings, Foxes Low Road, Holbeach - Fax Letter Of Objection On Behalf Of Holbeach House.

Whilst a fax from Dibb Alderson Solicitors complaining that they were not notified of the above application has found its way to me, I have not seen the subsequent letter. It may be that this has already been responded to, but this is my view on the facts.

Outline planning permission on this land and adjoining land for residential development was granted in April 1989 reference H05/1802/88 under the Deemed Consent procedure, and was advertised. In fact, this application included the property which I believe is now called Holbeach House, so if Dibb Aldersons client did a search before acquiring the property the outline planning permission would have been revealed. Application for two dwellings which extended the outline application site was granted in 1991 under reference H05/0685/91 and this also was advertised and no response received from Dibb Anderson's client.

Although the current application is described as "Full" application spanning two existing outlines. As far as I am aware the development, which largely fronts Foxes Low Road, does not affect Holbeach House in any of the ways which Circular 22/88 suggests should necessitate a notification to neighbours. It is not, in my view, reasonable to impose a condition restricting the operating hours of construction plant, which appears to be what they suggest, whilst since the planning permission does not overrule any ownership rights I do not see that it was relevant to the apparent boundary dispute that they have with Ashwood Homes.

N R Midlen
Principal Planning Officer
Development Control

DIBB ALDERSON
Solicitors

LATE OBS: Offr..... Date.....
Salient points highlighted

~~58 - 64~~ CAMPO LANE
SHEFFIELD
S1 2EX

TELEPHONE (0742) 780780
FACSIMILE (0742) 731106

EXTREMELY URGENT.

TO F.A.O. Mr R Smith

ADDRESSEE FAX No.

FROM Ref: CMK/BB

REGARDING Foxes Lane Rd, Holbeck/Holbeck House, Holbeck

DATE 6th July 92

TIME

No. OF PAGES 3.
(including cover sheet)

27/7 dtee

4/4/92

S:H.D.C. PLANNING DEPT.
RECEIVED
- 6 JUL 1992 ?

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos
6/6 dtee

Acknowledge YES/NO
by
date

NM 10/7

58 - 64 C .po Lane, Sheffield, S1 2EY
Telephone: (0742) 780780
Fax: (0742) 731106
MDX: 10607

Dibb Alderson Solicitors

Andrew H. Bell
J. David Priestley B.A. (Comm.)
Ian L.O. Barnes LL.B.
J. Stewart Warden LL.B.
Christopher T. King LL.B
Douglas H. Smith LL.B.

The Planning Department
South Holland District Council

BY FAX - 0775 710772

For the attention of Mr B. Smith

Our ref CTK/SJB
Your ref HS/414/92
Date 6th July 1992

VERY URGENT

Dear Sirs

Re: Foxes Lowe Road, Holbeach/Holbeach House, Holbeach

We act for Health & Care Services (UK) Limited, the owners and operators of Holbeach House which is a nursing home for elderly mentally in firm residents.

Our clients have just found out that there is a committee meeting this afternoon to consider an application by Ashwood Homes for detailed planning consent, we believe of the first phase of a proposed residential development on land which immediately abuts our clients' premises.

Our clients have had no notification of either any outline or detailed application and would have expected to be consulted. ← Not notified. Not aware involved – was empty.

They also have a boundary dispute with Ashley Homes and do not know how the application might affect that boundary dispute. ← legal matter

Our clients desire to have the opportunity to make representations on various matters including inter alia what restrictions if any are proposed for operating hours to plant on site. ← Not reasonable condition – only temporary

We have today applied for a copy of the details submitted. It would seem to us appropriate for the decision to be deferred for a short period to enable our clients to make representations which the sub-committee can then deal with it as it thinks appropriate. We do not believe that Ashley Homes would be prejudiced by a short delay.

It will therefore be appreciated if these representations can be brought

Cont.

This firm is regulated by the Law Society in the Conduct of Investment Business

t.

to the attention of the committee.

Yours faithfully

DIBB ALDERSON

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992 DG
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/414/92/JAM Your Ref. H05/0414/92/D.Gedney Date 12 June 1992

Dear Mr. Smith,

FULL PLANNING APPLICATION - ASHWOOD HOMES
11 DWELLINGS AT FOXES LOWE ROAD, HOLBEACH

Further to my letter of the 9th inst. I have now received a copy of the amended drawing No. FD/145/2A from the applicants agent and would respond to your consultation as follows.

I am sure you will recall my Board's concern regarding the various recent residential developments in the close proximity of the Board's office and workshops complex and in this particular instance the intention to site three dwellings immediately adjacent to the Western boundary of the Board's premises.

An officer of your Councils Environmental Department recently made a site assessment of the Board's activities in view of the current proposal.

The amended plans would seem to be an attempt to protect the three closest dwellings by making them single storey and adding additional conifer screening.

I am of course not qualified to comment upon the adequacy of such amendments but would reiterate Members continuing concern regarding the "Machins Scenario". Despite raising the matter with you an many occasions in the past, I still am awaiting your reassurances that the Board's continued use of their premises will not be limited or prejudiced should your Council favourably view continued residential developments in an area generally considered to be scheduled for light industrial uses when the Board's premises were established.

Your views would be welcome for presenting to my Board at their meeting on the 7th July.

With regard to "Technical Matters" I have the following observations which I trust you will bring to the attention of the developer especially the need to resolve matters relating to surface water disposal.

No Board's watercourse adjoins the site which drains via the private pipeline along the site frontage as shown on the plan, thence to privately owned culverts crossing under Foxes Lowe Road that outfall into the Board's Foxes Lowe Drain culvert situated on the Northern side of the carriageway.

These private structures should of course be accurately located and suitably protected during development, especially underneath future accesses.

Our Ref: RS/PA-P/414/92/JAM Your Ref: H05/0414/92/D.Gedney 12 June 1992

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

With regard to the disposal of surface water run-off from both the private and future estate access roads, I understand that the developer intends providing connections to the above mentioned private structures that will of course discharge the increased flow to my Board's system.

No details have yet however been received that will enable me to ascertain the adequacy of such systems to accommodate the additional flows without leading to flooding either on or off site.

The Developer will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

Accordingly, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval, and I wonder whether in view of the fact that the appropriate details have not yet been submitted, a condition could be included in any consent to be given requiring that such matters be fully agreed and approved by the respective parties prior to development commencing.

I shall of course be glad to discuss any aspect of the above observations with your officers and/or the developer and their agent should this be considered necessary.

B. Smith, Esq., M.R.T.P.I.,
Direcot of Planning &
Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road, Spalding, Lincs.

Yours sincerely,

J J Ebey.

ENGINEER TO THE BOARD

c.c. Fleetland Design
T. Barker
A.E. Naylor
J.R. Pearl
N.I. Capes

Mr D Gedney

Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs.

DMG/WL
H05/0414/92

27th May 1992

Dear Sir,

Planning Application H05/0414/92 - Erection of 11 dwellings including private road/estate road access, Land off Foxes Lowe Road, Holbeach

I refer to the above planning application submitted by yourself on behalf of Ashwood Homes.

I would like to inform you that Environmental Services have expressed concern due to the relationship of plots 1-3 especially with the adjacent South Holland Internal Drainage Board premises. It would appear that the latter has a "general industrial" use and as such Environmental Services are concerned that it would adversely affect the amenities of future residents of the proposed development.

In the light of the above, therefore, it is suggested that a meeting be arranged in the near future between yourself and Mr J Chapman of the above department to ascertain how the matter could be resolved.

I look forward to your response in respect of the above as soon as possible.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 22.5.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H05/0414/92
Residential Development, Foxes Low Road, Holbeach

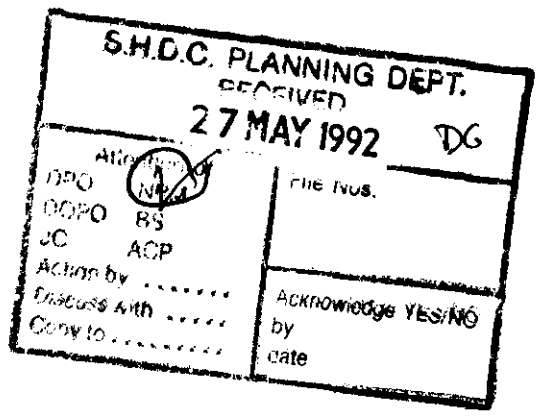
I write further to my memorandum of the 16th April and would reaffirm my view that certain general industrial activities at the Internal Drainage Board Depot could give rise to complaints.

Appropriate design and protection of the dwelling is essential and I would suggest that the applicants be requested to indicate how they will mitigate the potential impact.

An early meeting may be appropriate.

Chapman

pp Director of Environmental Services



Cont/..

Condition 10 states:

'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 nay 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".

Condition 11 states:'

"Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway, including the visibility splay shall be constructed for at least 40 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".

Condition 14 states:

"Before the commencement of the development hereby permitted a scheme of lighting in respect of the private drive shall be submitted to and approved by the Local Planning Authority and such scheme shall be implemented to the satisfaction of the Local Planning Authority before any of the dwellings accessed from the said private drive are occupied.

Reason: In the interests of the amenity of future occupants".

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 16.4.92

OUR REF: JC/JMC/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H05/0414/92
Residential Development, Foxes Low Road, Holbeach

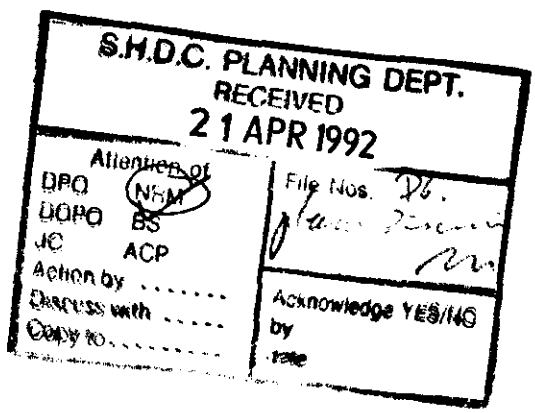
I write further to my previous comments concerning potential disturbance from the adjacent general industrial activities and the need for appropriate design protection of any dwellings.

I understand that the H5/0685/91 consent referred to bungalows.

I would suggest that this new application with three houses and their amenity areas abutting the general industrial boundary is a totally inappropriate layout for this sensitive site.

In the circumstances I shall undertake specific noise monitoring in due course and advise you accordingly.

Director of Environmental Services



ASHWOOD HOMES
BUILD A BETTER NEIGHBOURHOOD

ASHWOOD HOMES

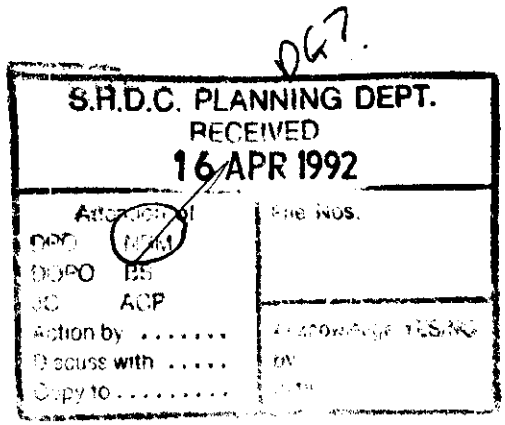
Holbeach Manor,
Fleet Road,
Holbeach, Lincolnshire.
Telephone: Holbeach 23388/24120

Your Ref. Our Ref. AJK/TJ.

15th April, 1992.

For the attention of Mr. B. Smith,

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



Dear Mr. Smith,

Re:- Proposed Residential Development - Foxes Lowe Road.

Further to our meeting on the 8th April. I have enclosed a copy of a letter from Mr. Doughty regarding the Horsechestnut trees mentioned.
If you require any further information possibly you could speak with Mr. Doughty in future.

With best wishes.

Yours sincerely,

Ashley J. King,
Director,
Ashwood Homes.

Enclosure.

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 165/Gen/RD/HLD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

14 April 1992

Mr Ashley King
Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire
PE12 7AX

Dear Mr King

FLEET TPO NO. 5, 1992

I refer to our recent meeting on the site of the above trees, particularly trees T1 - T4 inclusive, all horse chestnuts.

The purpose of the meeting was to anticipate the effects of the trees on your proposal to erect dwellings some 15 - 16 metres to the north.

In my opinion the trees would benefit from crown thinning as they have been allowed to grow unchecked and the heads are quite congested. No more than a third of the branches at this point should be removed and all cuts should be treated with a fungicide to prevent infection of the wounds. The work should be carried out at best in the dormant season, but in any case between periods when growth is taking place: such work should only be undertaken by a qualified tree surgeon or a firm of tree surgeons on the Arboricultural Association's approved list.

If this crown thinning goes ahead I also believe it would allow improved sunlight in the gardens of the dwellings you have proposed, so avoiding complaints arising from siting dwellings to the north of trees, although it must be said that the rear gardens in this situation are quite generous and in my view complaints would perhaps in any case be difficult to justify.

My comments in respect of these trees are limited to the likely effects of the canopies of the trees only.

Yours sincerely

Robert Doughty

S.H.D.C
PRIORY ROAD.
SPALDING
LINCS.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 APR 1992
TOPO SS
JC ACP
action by .....
Discuss with .....
Copy to .....
4/4/92.
Acknowledge YES/NO
by
Date

FLEETLAND DESIGN.
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS.
(0406) 26118

DATE 4 APRIL 1992

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT FOX'S LOW ROAD, HOLBEACH FOR ASHWOOD HOMES.

In respect of the above it has recently come to our attention that the estate road position shown on our drawing n°d FD/145/1 submitted with our planning application (your ref: H05/1781/92) does not meet to the satisfaction of the Lincolnshire Highways Department, also that a footway along the whole of the site frontage is not now desired. Prior to the purchase of this land, through agents Prudential Property Services, my clients required confirmation that a suitable estate road to serve land at the rear of our application site could gain access from Fox's Low Road. In this respect Prudential endeavoured to seek approval from Lincs County Highways for a suitable estate road position off Fox's Low Road. Surveyors Fredrick Eite were employed to produce a survey of our site frontage and shown upon this plan were various options for estate road positions that met the necessary criterion desired by the highways department:- copy enclosed. It was confirmed in a letter dated 1 October 1990 from Lincolnshire County Council Highways that in fact a position denoted 'B' on the frontage survey drawing would be acceptable.

Our application site plan (H05/1781/92) sees the estate road in the position 'B' as previously agreed with Highways, now however it seems that the estate road should be in the position shown on our latest deposited proposals, dng n°d FD/145/2 were it seems that on site better visability lines from the estate road can be achieved. In this respect and the significant alteration to the proposed frontage development and future proposals to the rear our latest proposals sees an adverse change to that previously submitted using a greater depth of site and the use of a private road to best utilise the land.

Although we do realise that this matter be one between ourselfs and Lincolnshire County Council we would most appreciate if our previous application could be looked upon by yourselfs as being invalid or possibly our latest proposals an amendment to those previously submitted in application H05/1781/92. Should you have any queries or require any further information please do not hesitate to contact me

Yours faithfully

MR. J. CRUNKHORN.

PRUDENTIAL

Property Services

Our ref: PDW/JG/S1213

67 Northgate
Sleaford
Lincolnshire
NG34 7BB
Tel 0529 414161
Fax 0529 307229
DX 26907 SLEAFORD

Fao:Mr. J.H. King

Mr. J. King,
King's Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
PE12 7AX.

2nd October 1990

Dear Mr. King,

RE: **RESIDENTIAL DEVELOPMENT LAND FRONTING FOXES LOWE ROAD, HOLBEACH**

I refer to your letter of 17th August 1990, in which you indicated you would require clarification in respect of the visibility splays that can be achieved on to Foxes Lowe Road, before proceeding with the sale of the land.

Since receiving your letter, we commissioned a Surveyor to carry out a site survey showing the visibility splays that can be achieved from various points along Foxes Lowe Road. This was recently completed and, subsequently, a meeting was held with Mr. C. Briggs from the Highways Department to discuss the results of the survey. He indicated that whilst the visibility splays could not be achieved from "The Close", they are achievable elsewhere along the frontage and he would be prepared to write confirming this point.

When we have received this letter from Highways, a copy will be sent to yourself and the solicitors, requesting that progress be made once again towards exchanging contracts at an early date.

Yours sincerely,

P.D. Wardill, ARICS
Principal Surveyor

Part of Prudential Corporation
Prudential Development Land and Planning Property Services is a trading name of Prudential Property Services Limited
Incorporated and Registered in England Registered office: 142 Holborn Bar, London EC1N 2NH Registered number 1796086

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone
(0522) 553127

My Ref: CB/DEVT/2/LMS

1 October 1990

Prudential Property Services
67 Northgate
SLEAFORD
Lincs
NG34 7BB

For the attention of Mr Wardhill

Dear Sirs

PROPOSED DEVELOPMENT AT FOXES LOW ROAD, HOLBEACH

I refer to the meeting held between Messrs Wardhill and Briggs on 26 September 1990.

I confirm that an access, provided as shown at point 'B' on your plan, would, subject to satisfactory design, be acceptable to serve up to 80 dwellings provided that:-

1. The existing private road known as The Close is completely closed off.

2. The visibility splays as shown are cleared of all obstructions, as discussed.

3. A 1.8m wide footway is provided along the site frontage.

Yours faithfully

C Briggs

Director of Highways and Planning

RECEIVED -3 OCT 1990

15319.f11

F.A.O
Mr B Smith

My Ref: CB/DEVT/2/LMS

1 October 1990

Prudential Property Services
67 Northgate
SLEAFORD
Lincs
NG34 7BB

For the attention of Mr Wardhill

(0522) 553127

Dear Sirs

PROPOSED DEVELOPMENT AT FOXES LOW ROAD, HOLBEACH

I refer to the meeting held between Messrs Wardhill and Briggs on 26 September 1990.

I confirm that an access, provided as shown at point 'B' on your plan, would, subject to satisfactory design, be acceptable to serve up to 80 dwellings provided that:-

1. The existing private road known as The Close is completely closed off.

2. The visibility splays as shown are cleared of all obstructions, as discussed. — cannot be done as it crosses Internal Drainage Board land!

3. A 1.8m wide footway is provided along the site frontage.

Yours faithfully

CB.

Director of Highways and Planning

15319.f11

BRIAN SM f 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: H05/0414/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc

Location: Land off Foxes Low Road Holbeach
Spalding Lincs

Type: FULL

Date received: 02-APR-92

08-APR-92

Dear Cllr B A Paul

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 18-APR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

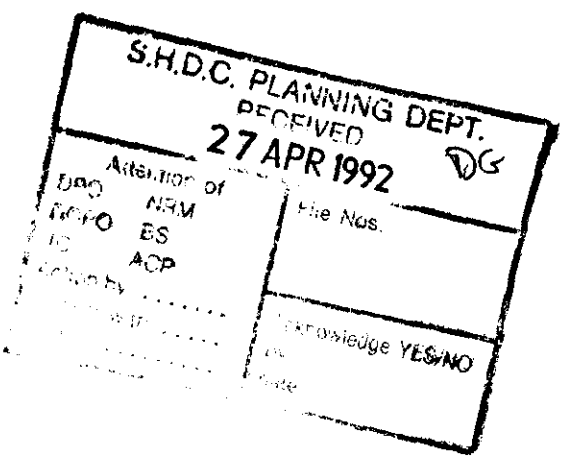
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr B A Paul
The Sett
Fleet Road, Holbeach
Spalding, Lincs
PE12 7AX

I request that this application be considered by Planning Committee, because

CONSIDER TO MANY DWELLINGS FOR SITE, NOT HAPPY WITH ACCESS ARRANGEMENTS.

Signed: Brian Paul.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H05/0414/92.

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		

2. Address or location

Foxes Low Road, Horbeach

3. Name, classification and number of road

III

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

Full.

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

Erection of 11 Dwellings inc Private Road & Estate Road Access.

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: 23/4/92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate
- (i) For applications where items are to be reserved for subseque consultation with the Director of Highways and Planning
- (ii) For other applications

(1) Before Plots 1 to 6, inclusive, are occupied the private road shall be laid out, including visibility splays, as shown on the submitted drawing No FD145/2

(2) B21 - Plots 6, 7 and 8 - -

(3) C2

(4) C2a

(5) C3

(6) C4 (amended) Before any - - - - - - - - - - - - junction of the estate road including the visibility splay shall be - - - - 40m

(7) Prior to Plots 6, 7, 8 and 9 becoming occupied a 1·5m wide footway shall be provided as shown on the submitted plans

Delete as appropriate
- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) B21

(3) C2

(4) C2A

(5) C3

(6) C4

(7) To provide safe and adequate passage for the residents and their visitors in the interests of highway safety.

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

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/414/92/JAM **Your Ref.** **Date** 13 April 1992

Dear Mr. Smith,

FULL PLANNING APPLICATION - ASHWOOD HOMES
RESIDENTIAL DEVELOPMENT - FOXES LOWE ROAD, HOLBEACH

Enclosed for your perusal is a copy of my observations regarding the above project which I believe supersedes an earlier proposal reference H09/0178/92.

You will recall my Board's concern regarding various residential developments in close proximity to the Board's office and workshop complex.

I am particularly concerned in this instance by the intensification of development adjoining the Board's property, being plots 1-3 inclusive.

Members are well aware of the "Machins" scenario and would welcome your reassurance that the Board's continued use of their premises will not be limited or prejudiced should the Council favourably view continued residential developments in an area generally considered to be scheduled for light industrial uses when the Board's premises were established.

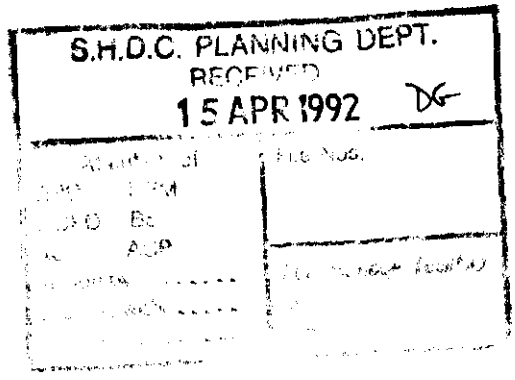
My Board will be considering this matter at their meeting on the 5th May and I would welcome your comments prior to that date.

Yours faithfully,

J J Ebey.

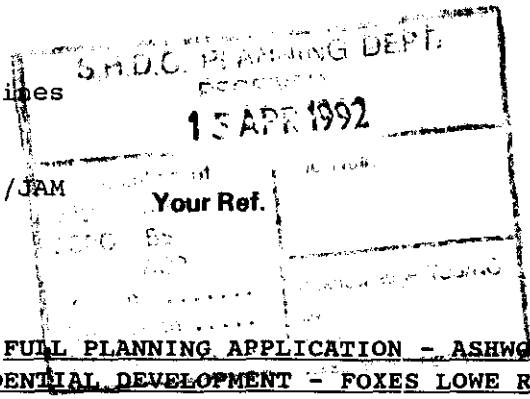
ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding, Lincs.



SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.



Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/414/92/JAM **Your Ref.**

Date 13 April 1992

Dear Sirs,

FULL PLANNING APPLICATION - ASHWOOD HOMES
RESIDENTIAL DEVELOPMENT - FOXES LOWE ROAD, HOLBEACH

Thank you for your letter of the 2nd inst. and the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

As you will be aware no Board's watercourse adjoins the site which drains via the private pipelines shown on your plan and two privately owned culverts crossing Foxes Lowe Road to my Board's Foxes Lowe Drain culvert situated on the Northern side of the carriageway.

These private structures should of course be accurately located and suitably protected during development, especially underneath future accesses.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off and that porosity tests are to be undertaken. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

With regard to surface water disposal from both the private and future estate access roads, I look forward to receiving full details so that consent for the discharge of increased flows to my Board's Foxes Lowe Drain culvert via the private pipes referred to can be confirmed and issued prior to development commencing.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-P/414/92/JAM Your Ref: 13 April 1992

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

I look forward to meeting you in the near future to finalise these matters when of course it would be useful to know the likely maximum future flow anticipated from future phases of your clients project.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebery

ENGINEER TO THE BOARD

Fleetland Design,
Myrtle House,
Fleet Hargate,
Spalding, Lincs.

BRIAN SMITH Dip .. 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: H05/0414/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc

Location: Land off Foxes Low Road Holbeach
Spalding Lincs

Type: FULL

Date received: 02-APR-92

08-APR-92

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 23-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

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

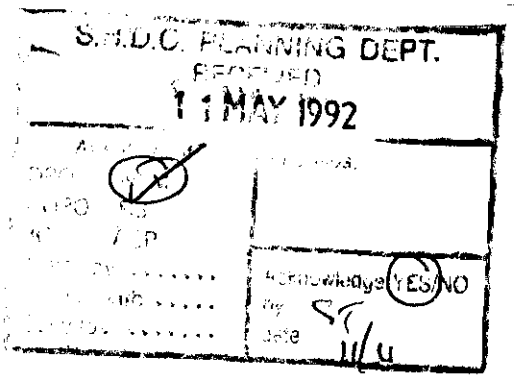
Comments:
CONSIDER OVER DEVELOPMENT OF THIS SITE AND OUT OF CHARACTER.
SUGGEST A SITE VISIT TO VIEW RELATIONSHIP WITH OTHER PROPERTIES

Signed:

6.5.92

FLEET ✓

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAY 1992
DG



MAR-VEL.
FOXES LOW ROAD,
HOLBEACH.
Tel: 0406 23299.

8.5.92.

Brian Smith, DRTP MRTPI
Planning Dept:
Priory Road,
Spalding.

Sir, Ref Application No H05/0414/92.
Your letter dated 27.4.92.

Having seen the application in your office I wish to object against the plan.

1) I strongly object against the estate road proposed which is to enter Foxes Low Road only yards from my front door, the traffic noise and nuisance would be unbearable so close to my house.

2) Foxes Low Road at this particular place is the narrowest part of the road and traffic using it is quite high (a through road from A17 to Holbeach) including heavy and articulated lorries. There is quite a lot of parking outside dwellings of Wilders Garth which causes hazards. There has already been two accidents with cars finishing up in my hedges thus making insurance claims, so surely with lots more traffic accidents would happen more frequently.

3) With an estate road so close to my property the value would be extremely reduced. Entering and leaving my own drive would be much more dangerous.

4) Planning permission was not granted for a road when I applied to enter Foxes Low (this estate road is nearly opposite). I had to sell with others and buy our way out of Battlefields Lane, the reason given was Traffic problems in Foxes Low.

5) I am not against the estate being built, only the positioning of the proposed road opposite my property.

Yours faithfully,

F.Vellam

(F.VELLAM)

Health & Care Services (UK) Limited
"The Granary", Ossington Road, Norwell, Nr Newark, Notts, NG23 6JW
Tel: (0636) 86608/747 Fax: (0636) 86649

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JAN 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date 1/2/93

Thurs 28th Jan 1993
Our ref: Sth Holland Dist CounTP/280193

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

Dear Sirs

Ref: Erection of 18 Dwellings, Phase 3 Development Fox's Low Road Holbeach. Ref: HO5/1316/92

We received a notice dated 20th January regarding the above application delivered by hand to Holbeach House Nursing Home yesterday, regarding the application for phase 3 of the housing development by Ashwood Homes.

As the owners of Holbeach House we are disappointed that we had received no such notification for the first two applications by Ashwood Homes. We were only able to see the layout drawings for each application by requesting them directly from the developer.

We first saw the phase 2 layout plan this week. We would be grateful if you would confirm when the phase 2 application was made and at what stage of the planning process it has now reached.

Since Holbeach House is a listed building we would have expected more consultation on works carried out in its vicinity.

Since we have now received the notice for phase 3, we request some consultation regarding the boundary treatment is particular, including details of any fences to be erected on the boundary and details of the elevations facing Holbeach House.

We look forward to your early reply.

Yours faithfully
T. Pettifer

T Pettifer RIBA
Architect
cc A King

THE GRANARY
Ossington Road
Norwell
Nr Newark, Notts
TEL: (0636) 86608
FAX: (0636) 86649

Administration Head Office
Accounts & Finance
Legal Department
Contracting
Design & Architect Services
Purchasing

THE COACH HOUSE
78 South Park
Lincoln
LN5 8ES
TEL: (0522) 530351
FAX: (0522) 568769

Development Officers
Quality Control BS5750 appl.
Community Services Agency
Personnel Department
Public Relations
Publications

Members of the Independent Healthcare Association
Represented by LinCare Joint Consultative Committee

J Blacklock

JB/SAH H05/1316/92
H05/0808/92

Mr T Pettifer
Health and Care Services (UK) Ltd
The Granary
Ossington Road
Norwell
Newark
Notts NG23 6JW

4 February 1993

Dear Sir

Erection of 18 Dwellings, Phase 3 Development - Foxes Low Road, Holbeach

Thank you for your letter dated 28 January 1993 in connection with the above.

With regard to your first inquiry, the view was taken by this Authority that the development did not affect Holbeach House in any of the ways which Circular 22/88 suggested should necessitate a notification to neighbours and it was consequently considered that a public advertisement through the local press would suffice. Further, I can advise that in respect of Phase I correspondence on behalf of Health and Care Services (UK) Ltd was reported to Members of the Plans Sub-Committee held on 27 July 1992 prior to them reaching a decision.

As to your query concerning the Phase II development, this application was registered by this Authority on 28 July 1992.

The current position with regard to this application is that the Planning Committee has resolved to grant planning permission subject to the applicant entering into a Section 106 Obligation providing for an appropriate amount of open space. Negotiations on that Obligation are currently taking place.

Cont/....

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MATTERS

APPLICATION NO: H9/0363/84 2 9 DATE RECEIVED: 09/04/84

APPLICANT: South Holland I D B
Welland House
Roman Bank
SPALDING
Lincs

AGENT: A D Hicks
Quoin House
Kings Road
SPALDING
Lincs

TYPE: RM GRID REF: 537000 325030

DESCRIPTION: Office block and workshop/store

LOCATION: Foxes Low Road, Holbeach, Spalding

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

2 Before the vehicular access is commenced to be used the access, turning facility, parking, loading and unloading areas shall be provided on site in accordance with the amended plan no. H9/1135/84/25 dated 2nd May, 1984.

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.

NOTES TO APPLICANTS
Your attention is drawn to condition no. 2(3) on outline permission reference H9/0933/83.

B Smith

[illegible], 1984
District Planning Officer

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

APPLICATION NO: H9/0933/83 7 9 DATE RECEIVED: 18/11/83

APPLICANT: South Holland I.D.B.
Welland House
Roman Bank
SPALDING
Lincs

AGENT:

TYPE: Outline GRID REF: 537000 325050

DESCRIPTION: Office, Workshop, Car Parking and storage associated with functions of South Holland I.D.B.

LOCATION: Fox's Low Road, Holbeach

The South Holland District Council hereby give notice that **Outline Planning Permission has been granted** for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions(s):

1. Application for approval of reserved matters must be made not later than the expiration of 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; or

   (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 42 of the Town and Country Planning Act 1971.

2 The following matters are reserved for subsequent approval by the local planning authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) 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;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

Cont/

This permission refers only to that required by the Town and Country Planning Acts. If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE SPALDING 3272

3 The approved scheme of landscaping and/or screening 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, or within such longer period as may be agreed in writing with the local planning authority. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The access shall be sited as far as practicable away from the north western corner of the site's frontage with Fox's Low Road.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 The siting and design of the access is reserved for subsequent approval by the District Planning Authority and no development shall be carried out until this matter has been approved.

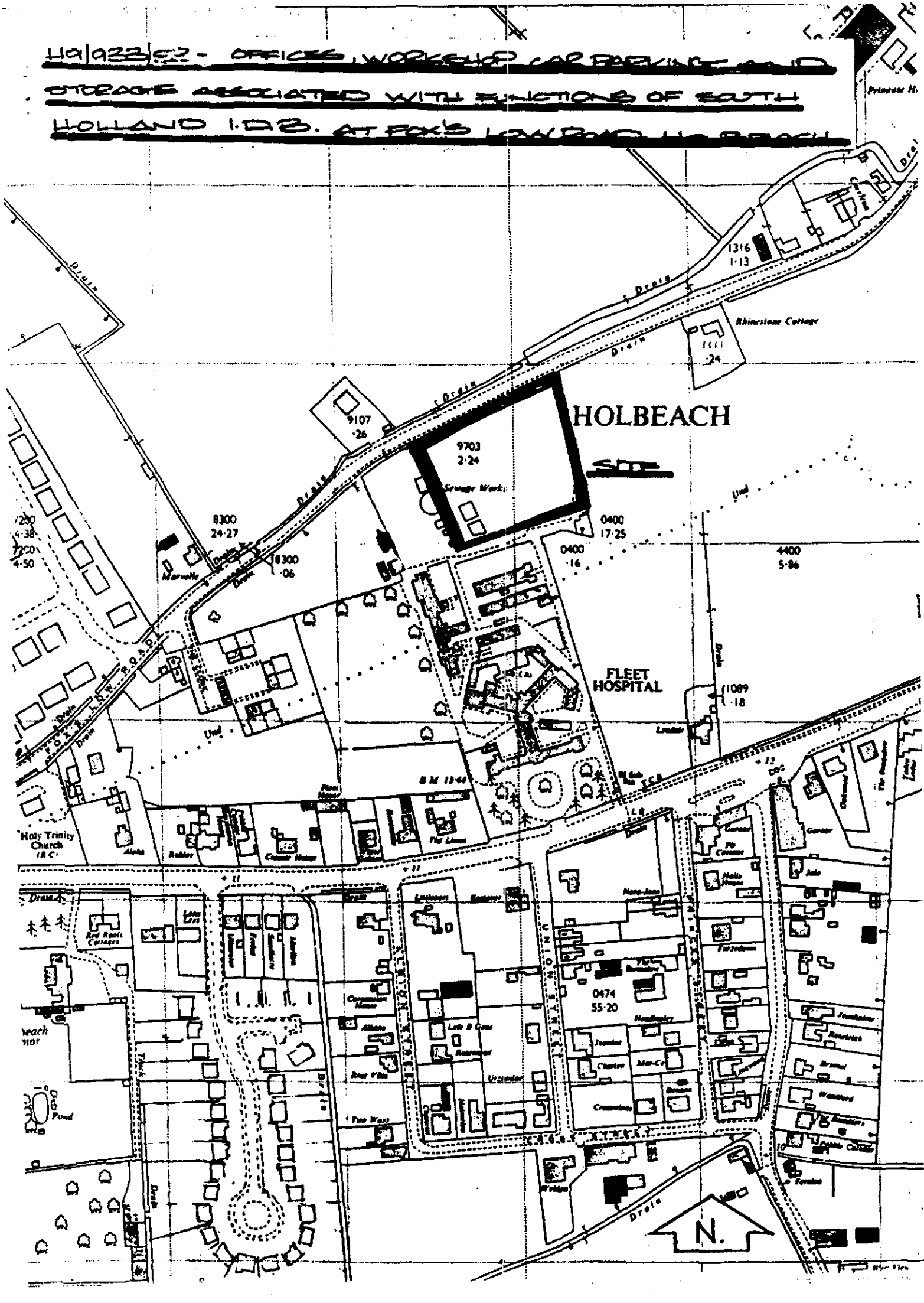
Reason: No such details have been submitted.

B Smith

23rd January 1984

Note:
New tel no. 61161

H9/923/92 - OFFICES, WORKSHOP CAR PARKING AND STORAGE ASSOCIATED WITH FUNCTIONS OF SOUTH HOLLAND I.D.B. AT FOX'S LAYBOND LANE HOLBEACH



OBJECTION

MAR-VEL,
Foxes Lowe Road,
Holbeach.
P.E 12 7PA
Tel: 0406 23299.

Brian Smith, Dip TP MRTPI
Planning Dept.
Priory Road,
Spalding.

13th April 1992.

Sir,

Ref: Applications Nos Ho5/0178/92.
HO5/o414/92.

After visiting your office and having seen the above applications I wish to object against the Plans.

1) I object strongly against the proposed estate road which is only yards from my front door.
The traffic noise and nuisance from which I suspect will be a large estate eventually, would be unbearable so close to my house.

2) Foxes Lowe Road is only a narrow road and the amount of traffic using it is quite high (a through road from A17 to Holbeach) including articulated lorries, one of which sometimes parks at Wilders ,Garth road end. Cars are parked outside dwellings making this a danger on a narrow road. There have also been two cars involved in accidents and ending up in my hedges thus making insurance claims. Surely, with lots more traffic from the proposed estate road, accidents would happen more frequently.

3) With an estate road so close to my property the value would be extremely reduced.

Yours faithfully,

F Vellam.

(F.C.VELLAM).

S.H.D.C. PLANNING DEPT.
RECEIVED
13 APR 1992 DG

Attention of
DPO NRM
DORO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 14/4

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

AMENDED PLAN
Ref. A11

BRICK SCHEDULE

Plot 1	Butterley Clockhouse Rusper
Plot 2	Butterley Clockhouse Rusper
Plot 3	Butterley Clockhouse Canterbury Multi Stock
Plot 4	Butterley Clockhouse Capel Multi Stock
Plot 5	Butterley Clockhouse Rusper
Plot 6	Butterley Clockhouse Canterbury Multi Stock
Plot 7	Butterley Clockhouse Canterbury Multi Stock
Plot 8	Butterley Clockhouse Capel Multi Stock
Plot 9	Butterley Desford Golden Russet
Plot 10	Butterley Clockhouse Canterbury Multi Stock
Plot 11	Butterley Clockhouse Canterbury Multi Stock

SCU
REF 414/92

D M Gedney

Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs
NG34 ORA

DMG/WL/H05/0414/92/
A1

26th August 1992

Dear Sirs,

Planning Application H05/0414/92/A1 - Proposed amendments to bricks. Plots 1 - 11 Foxes Lowe Road, Holbeach

I refer to the above amendment recently submitted by yourselves on behalf of Ashwood Homes.

I would like to stress that it is my opinion that two of the amended brick types are not appropriate for the site; namely, the Butterley Desford Golden Russet and also the Butterley Desford Brindle Red. As an alternative, it is suggested that perhaps the Desford Old English Country Mixture and also the contrasting Clockhouse Kensington Multi stock would be more suitable and I, therefore, await your response in respect of this matter.

Until the above matter has been resolved, therefore, your clients are strongly advised not to commence development. I must also advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I therefore look forward to your response in respect of the above as soon as possible.

Yours faithfully,

N R Midlen
Principal Planning Officer
Development Control

D M Gedney

DMG/WL/H05/0414/92/
A1

26th August 1992

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs
NG34 ORA

For the attention of Mr Ashley King

Dear Sirs,

Planning Application H05/0414/92/A1 - Proposed amendments to bricks, Plots 1 - 11 Foxes Lowe Road, Holbeach

I refer to the above amendment recently submitted by yourselves.

I would like to stress that it is my opinion that two of the amended brick types are not appropriate for the site; namely, the Butterley Desford Golden Russet and also the Butterley Desford Brindle Red. As an alternative, it is suggested that perhaps the Desford Old English Country Mixture and also the contrasting Clockhouse Kensington Multi stock would be more suitable and I, therefore, await your response in respect of this matter.

Until the above matter has been resolved, therefore, you are strongly advised not to commence development. I must also advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I therefore look forward to your response in respect of the above as soon as possible.

Yours faithfully,

N R Madlen
Principal Planning Officer
Development Control

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

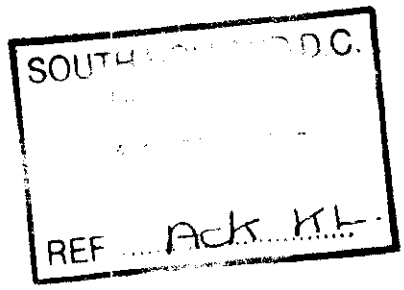
Your Reference

Our Reference 165 10 RJCD AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

17 August 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELPMENT: LAND OFF FOXES LOWE ROAD, HOLBEACH

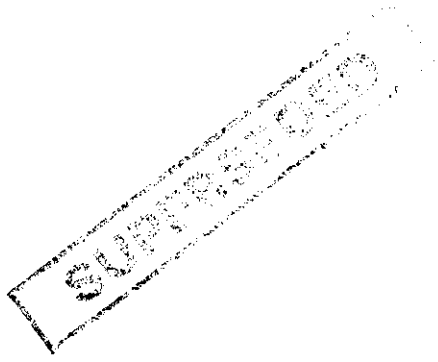
Please find enclosed copies of the planning amendment for the above site.

The amendment relates to a change to the brick and tile schedule for the site, which our client informs us, is caused by the Butterley 'Handmade' Blaby Works no longer being in operation. The changes have been annotated on the revised plan (number 165/10/1), 4 copies of which are enclosed.

If you require any further information please do not hesitate to contact us.

Yours faithfully

Robert J C Doughty



Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

BRICK AND TILE SCHEDULE - FOXES LOWE ROAD HOLBEACH

Plots 1, 4, 8	Bricks	-	Butterley Clockhouse Capel Multi
	Tiles	-	Sandtoft coloured through Grey Double Pantile
Plots 2, 5, 7, 9	Bricks	-	Butterley Desford Golden Russet
	Tiles	-	Rustic Double Pantile
Plots 3,6,10/11	Bricks	-	Butterley Desford Brindle Red
	Tiles	-	Sandtoft Terracotta Red Double Pantile

SUPERSEDED

58 - 64 Campo Lane, Sheffield, S1 2EY
Telephone: (0742) 780780
Fax: (0742) 731106
MDX: 10607

S.H.D.C. PLANNING DEPT.
27 JUL 1992 DG

OBJEC

DG

LATE OBS: Offr..... Date.....
Salient points highlighted DPBCS/

Dibb Alderson Solicitors

Andrew H. Ball
J. David Priestley B.A. (Comm.)
Ian L.O. Barnes LL.B.
J. Stewart Warden LL.B.
Christopher T. King LL.B.
Douglas H. Smith LL.B.

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

Our ref CTK/SJH

Your ref

Date 24th July 1992

F.A.O. Brian Smith - Mr D. M. Gedney

Objectors concern expressed verbally by DPBCS at Plans Sub. Committee meeting held on 27/7. Environmental Services asked at meeting to comment on report thereof DMG.

Dear Sir

Re: Land off Foxes Low Road, Holbeach - detailed application number H05-0414-92

As you know we act for Health & Care Services (U.K.) Limited who own and operate the adjoining Nursing Home now known as Holbeach House, being the former Fleet Hospital.

We understand that Ashwood Homes detailed planning application will be for phase 1 of their development on land adjoining our client's Nursing Home, which will be considered at a planning committee meeting on Monday the 27th July next and that there will be a site visit in advance.

Our clients have asked us to make representations to you about this application as follows:-

1. It is considered that this phase is over developed and that some of the proposed dwellings are far too close to the adjoining building on our client's land, which is clearly marked on the plan. This is the former Fleet Hospital infirmary which our clients are refurbishing, and which will then form part of their Nursing Home and will specialise in elderly mentally ill patients. It is considered therefore, that the layout should be redesigned to provide a significantly greater distance between the houses, which are in close proximity to the infirmary, and the infirmary itself.

This firm is regulated by the Law Society in the Conduct of Investment Business

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Prio[illegible]ad, Spalding,
Linco[illegible]re. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H05/0414/92/A1 Date Received: 11 09 92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Description of Original Development: Erection of 11 dwellings including private road/estate road access. Demolish 3 pairs semi detached houses.

Location: Land off Foxes Low Road, Holbeach

Amendment Submitted: Substitution of brick type.

14 September 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note To Applicants: This permission is granted in accordance with the revised brick schedule received by the Local Planning Authority on the 11 September 1992.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H05/0414/92/A1

Date registered 11 SEP 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street Helpringham
Sleaford Lincolnshire NG34 ORA
Tel. No. 0529 21 646/7 (Contact) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Fox's Low Road Holbeach

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H05/0414/92
Building Regulation reference relating to same development.	-

2. Please tick **one** box only

A. Amendment is proposed where permission already granted — ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed Glynne James Date 10/9/92

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Erection of 11 dwellings including private road, estate road access and demolish 3 pairs semi detached houses.
As **NOW PROPOSED**, if different	-
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Substitution of Brick type See attached Brick schedule
State drawing no's of the current submission	-
State Officer dealing with the application, if known.	-
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	Siting, design, access, landscaping.

LATE OBS: Cor..... Date.....
Salient points highlighted

DIBB ALDERSON
SOLICITORS.

JECTION

VERY URGENT

IMMEDIATE ATTENTION PLEASE

58-64 CAMPO LANE
SHEFFIELD
S1 2EY.
TELEPHONE (0742) 780780
FACSIMILE (0742) 731106

TO SOUTH HOLLAND D.C - JENNY JEX

ADDRESSEE FAX NO. 0775 710772

FROM C.T. KING

REGARDING APPLIC NO: H05-0414-92

DATE 27/7/92

TIME

NO. OF PAGES 3
(INCLUDING COVER SHEET.)

PLEASE ENSURE MR SMITH HAS THIS TO TAKE TO MEETING AT 4.30PM - PLEASE ACKNOWLEDGE RECEIPT BY PHONE

MANY THANKS
CHRIS KING

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JUL 1992
Attention of
DPO NRM
DPO ES
JC ATP
Action by
Discuss with
Copy to
File Nos
Acknowledge YES/NO
by
date

58 - 64 Ca...o Lane, Sheffield, S1 2EY
Telephone: (0742) 780780
Fax: (0742) 731106
MDX: 10607

Dibb Alderson Solicitors

Andrew H. Ball
J. David Priestley B.A. (Comm.)
Ian L.D. Barnes LL.B.
J. Stewart Warden LL.B.
Christopher T. King LL.B.
Douglas H. Smith LL.B.

RECEPTION

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

Our ref CJK.
Your ref
Date 27.07.1992

For the urgent attention of the Planning Department

FAX NO. 0775 710772

Dear Sir/Madam

re: Planning Application No. H08-0414-92
Proposed Residential Development - Land off Fox's Low Road, Holbeach by Ashwood Homes

On behalf of our Client, Health & Care Services (UK) Limited who own and operate the adjourning Nursing Home now known as Holbeach House, I would like to register my Clients strong objection to the above application on the following grounds;

1. Over development and close proximity to the existing Nursing Home.

2. Inadequate boundary treatment resulting in over-looking into the private grounds from the upstairs windows of the proposed residential dwellings.

3. The submitted plan FD145/2 does not indicate a detailed landscaping scheme on the rear boundary which could reduce overlooking and noise associated with residential occupancy.

4. The proposed development will have a substantial urbanising effect and result in a loss of amenity and privacy to residents of Holbeach House.

5. The effects of noise and dust during site clearance and construction phases so close to the Nursing Home will result in a significant loss of amenity and disturbance to its residents.

However, if the proposal is approved by your Committee, my Clients believe that adequate boundary and landscaping treatment should be undertaken before any on-site works commence, whilst strict limits on the hours of working should be conditioned to reduce the effects of noise on elderly residents of Holbeach House.

Cont.....

This firm is regulated by the Law Society in the Conduct of Investment Business

I would be grateful if this fax could be acknowledged by return and the above comments brought to the attention of the Planning Committee before a decision on this application is taken.

Yours faithfully
DIBB ALDERSON

2. There is a boundary dispute between our clients and Ashwood Homes which affects a significant length of boundary between later phases of their proposed development and our client's Nursing Home site, but is relevant as far as this planning application is concerned at approximately point X on the plan. This dispute is ongoing and as yet unresolved.

3. The proposed boundary treatment between points X and Y on the plan is considered completely inadequate bearing in mind the close proximity of the to-be-refurbished infirmary to the proposed development. Our clients feel that a much more substantial boundary should be considered in terms of quality of construction, although clearly our clients would not wish to see their rights of lights to the infirmary materially interfered with.

4. Our clients are very concerned about - and will similarly be concerned as to future phases of this development - as to the intrusion during the construction period on the environment for the residents of their Nursing Home. The Nursing Home, even though it only opened a few months ago, is now nearly fully occupied on the floors that have been redeveloped with approximately 35 residents who all fall in the category of elderly infirm persons. Our clients feel that there should be strict limits on the hours of operation of noisy plant and construction vehicles on the Ashwood Homes development.

We trust that the committee will be given the opportunity to consider the representations made. If the committee considers that it would be appropriate to adjourn the decision on this application, our clients would welcome the opportunity to meet the committee on site to discuss these issues, and to show the committee round the various phases of Holbeach House so that they can decide for themselves how the detail of this development would impinge upon the Nursing Home operation.

Yours faithfully

DIBB ALDERSON

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H05/0414/92/A3 Date Received: 11.11.92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Agent: Robert Doughty
Chartered Town Planner
& Landscape Architect
32 High Street
Helpringham
Sleaford Lincs
NG34 0RA

Description of Original Development: Erection of 11 dwellings including private road, estate road access and demolition of 3 pairs of semi-detached houses

Location: Land off Foxes Lowe Road, Holbeach

Amendment Submitted: Change in location of driveway to plot 6 to accommodate automatic vehicular gates

Drawing Number(s): 165/10/2

14 December 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H05/0414/92 /A3

Date registered 11 NOV 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Lincolnshire NG34 0RA

Tel. No. 052921 646 (Contact) Nicola C Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Foxes Lowe Road, Holbeach, Lincolnshire.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H05/0414/92

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed N C Hadley Date 5 November 1992

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of 11 dwellings including private road, estate road access and demolition of 3 pairs of semi detached houses

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Change in location of driveway to plot 6 to accommodate automatic vehicular gates

State drawing no's of the current submission

165/10/2

State Officer dealing with the application, if known.

Mr David Gedney

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

All except plot 6

No alteration in plot numbers

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H05/0414/92/A2 Date Received: 9.11.92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Agent: Robert Doughty
Chartered Town Planner
& Landscape Architect
32 High Street
Helpringham
Sleaford Lincs
NG34 0RA

Description of Original Development: Erection of 11 dwellings including private road, estate road access and demolition of 3 pairs of semi-detached houses

Location: Land off Foxes Lowe Road, Holbeach

Amendment Submitted: Change in species content of hedge fronting Foxes Lowe Road

Drawing Number(s): 165/10/1c

14 December 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H05/0414/92/AM

Date registered 09 NOV 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford Lincs NG34 0RA

Tel. No. 0529 21 646 (Contact) Nicola C Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Foxes Lowe Road, Holbeach

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H05/0414/92

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted — ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed N C Hadley Date 6 November 1992

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of 11 dwellings including private road, estate road access and demolition of 3 pairs of semi-detached houses.

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Change in species content of hedge fronting Foxes Lowe Road.

State drawing no's of the current submission

165/10/1 Rev. A

State Officer dealing with the application, if known.

Mr David Gedney

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

All except hedge fronting road.

No alteration in plot nos.

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: **H05/0414/92**

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H05/1061/92 Received:07-OCT-92 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Scheme of highway surface water drainage. Scheme of lighting to private road. (Cond 10&14 H05/0414/92)

Location : Land off Foxes Low Road Holbeach
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Notes to Applicant:

sgd B SMITH
Director of Planning and Building Control Services

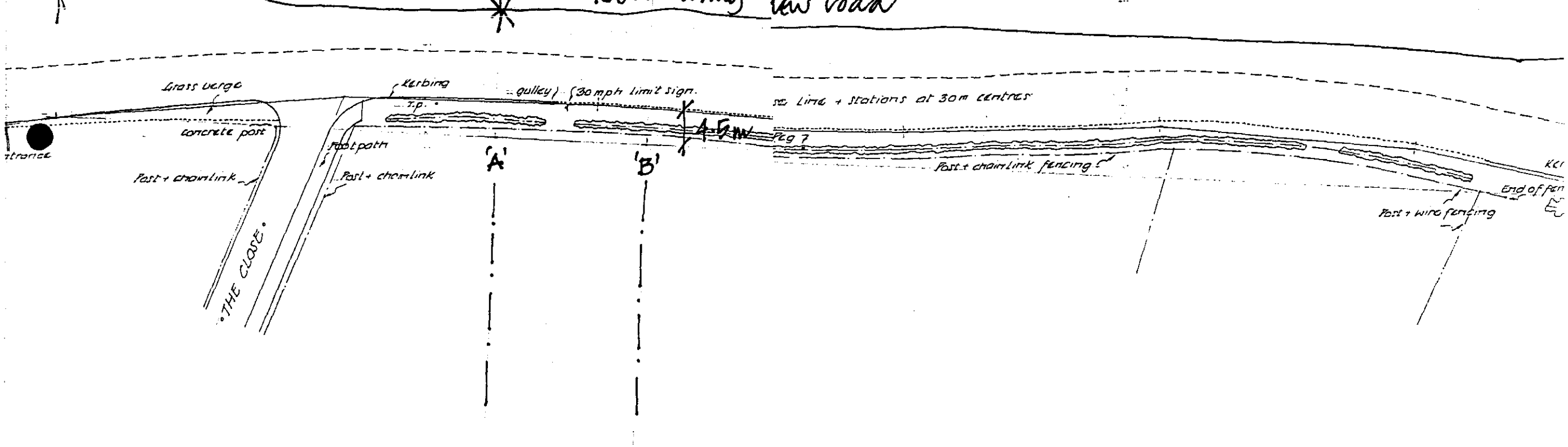
29-OCT-92 H05/1061/92

70m using 'B' as ℄ OF road

'B' as ℄ OF new road.

52m using 'A' as ℄ OF road

160m using new road



RESIDENTIAL DEVELOPMENT FOX'S LOW RD, HOLBEACH

SOUTH HOLLAND D.C.
REF H.14/92

EXTERNAL MATERIALS

PLOTS 1,3,6	BRICKS	BUTTERLEY BLABY RED
	TILES	MARLEY MENDIP SLATE GREY
PLOTS 2,5,9	BRICKS	BUTTERLEY BLABY TUDOR PURPLE
	TILES	MARLEY MENDIP OLD ENGLISH DARK RED
PLOTS 4,7	BRICKS	BUTTERLEY BLABY ELIZABETHAN MULTI STOCK
	TILES	MARLEY DOUBLE ROMAN SMOOTH BROWN
PLOTS 8,10/11	BRICKS	BUTTERLEY BLABY RED
	TILES	MARLEY DOUBLE ROMAN SLATE GREY

DRAINAGE

ROOF S.W. : SOAKAWAYS
F.W. DRAINS : MAIN SEWER

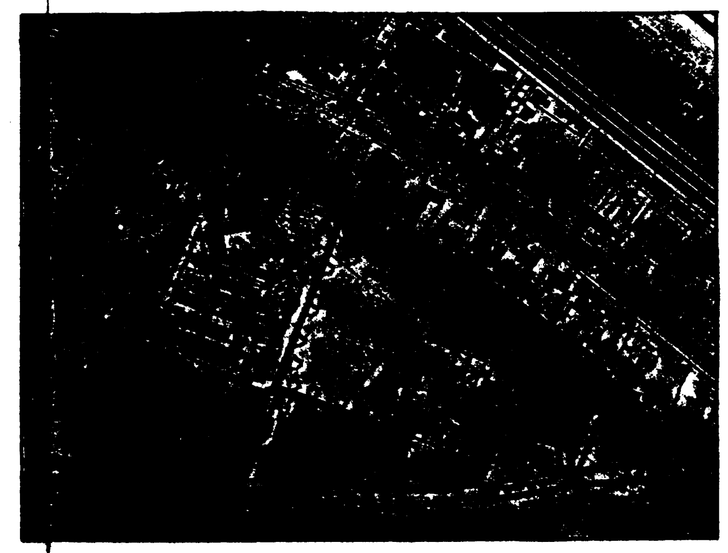
ROAD ARPEARANCE

ESTATE RD : BLACK TARMAC
PRIVATE ROAD : SMALL UNIT PAVIORS
(colour to be determined)

LANDSCAPING

M	Norway Maple
B	Silver Birch
A	Mountain Ash
R	Rowan
W	Whitebeam
C	Flowering Crab Apple
Ch	Cherry
S	Stags Horn Sumach (Rhus)
Be	Beech
═══	Frontage Hawthorn hedge - plants at 12"ctrs in double staggered row.

All trees to be adequately staked and tied min height on planting 2 metres

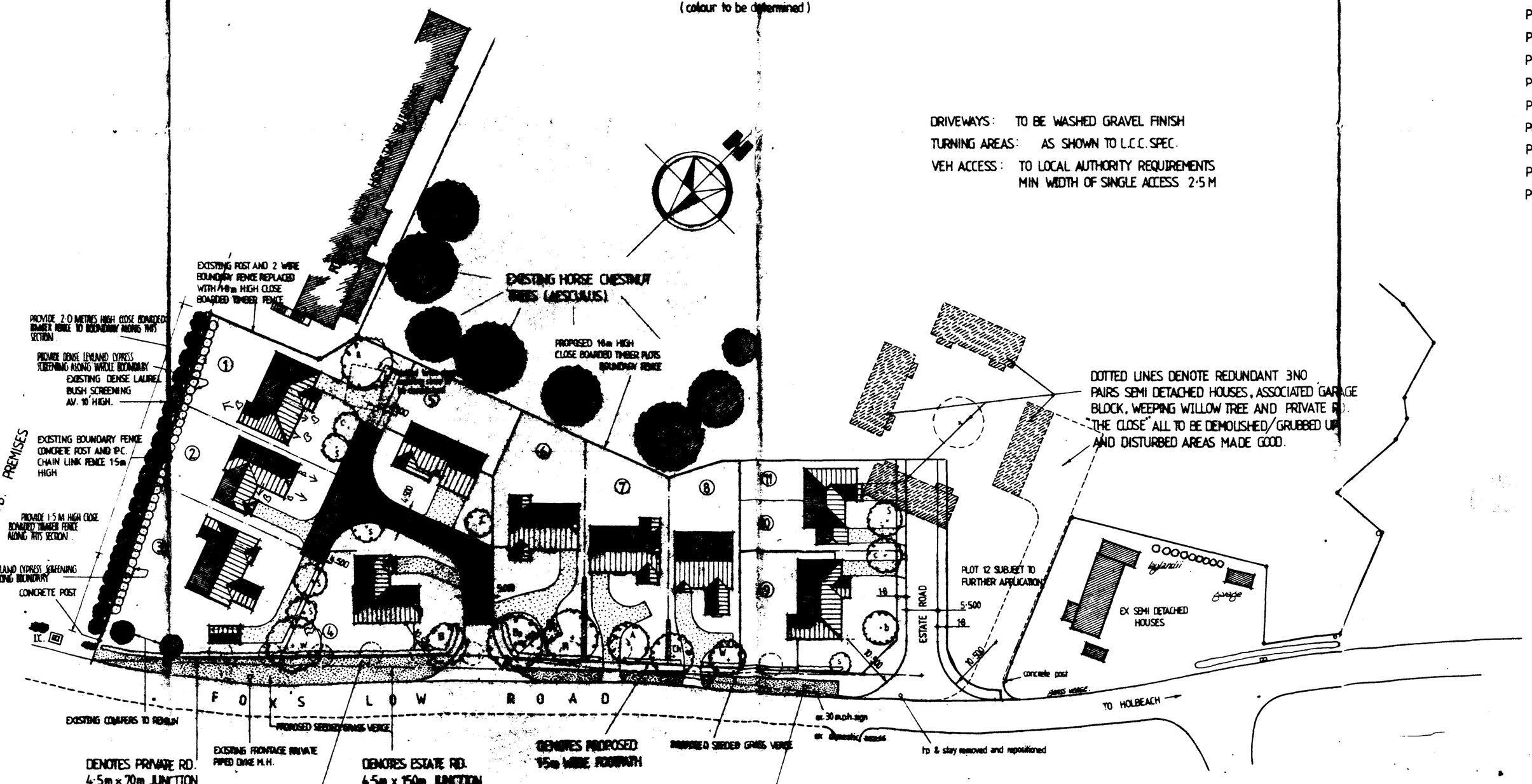


LOCATION PLAN 1:2500

DWELLING TYPES

PLOT 1	BUCKINGHAM	3 BED BUNGALOW
PLOT 2	MALBOROUGH	3 BED BUNGALOW
PLOT 3	CROMWELL	3 BED BUNGALOW
PLOT 4	MALBOROUGH	3 BED BUNGALOW
PLOT 5	BELGRAVIA MK I	4 BED HOUSE
PLOT 6	HOLKHAM	3 BED BUNGALOW
PLOT 7	HOLKHAM	3 BED BUNGALOW
PLOT 8	YORK	3 BED BUNGALOW
PLOT 9	BUCKINGHAM	3 BED BUNGALOW
PLOT 10/11	CHARLESTON	2/3 BED SEMI HOUSE

DRIVEWAYS : TO BE WASHED GRAVEL FINISH
TURNING AREAS : AS SHOWN TO L.C.C. SPEC.
VEH ACCESS : TO LOCAL AUTHORITY REQUIREMENTS MIN WIDTH OF SINGLE ACCESS 2·5 M



BLOCK PLAN 1:500

Dave Plot 3 — no specifics
Plot 1 — 1 bedroom facing IDB
Plot 2 — preferable.

If Plot 3 has bedroom facing IDB, then I would suggest
- 3 x plot 2

* Still prefer original scheme subject to my memo alterations

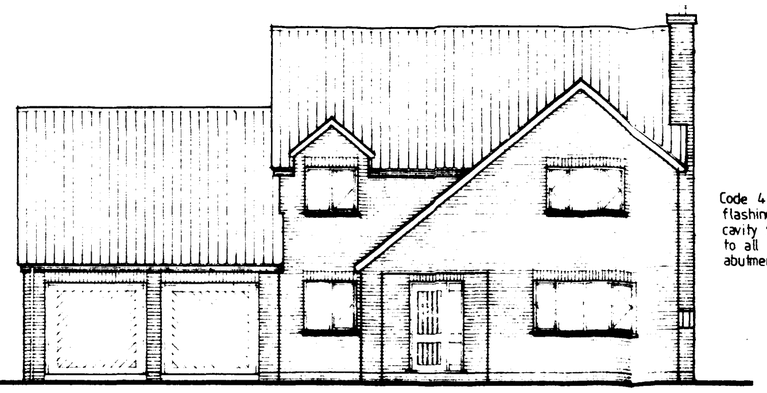
JC.

ASHWOOD HOMES

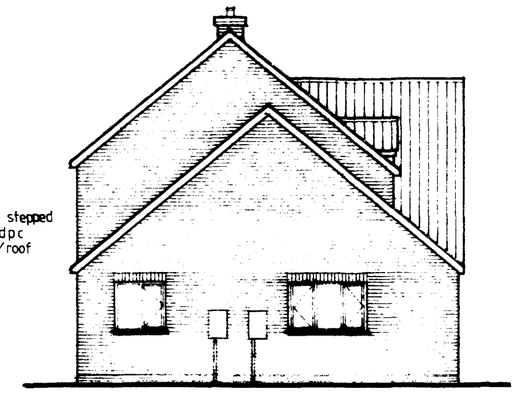
FLEETLAND DESIGN
(0406) 26118
MYRTLE HOUSE, FLEET HARGATE, LINCOLNSHIRE.

project:
RESIDENTIAL DEVELOPMENT:
LAND OFF FOX'S LOW RD.
HOLBEACH SPALDING LINCS.

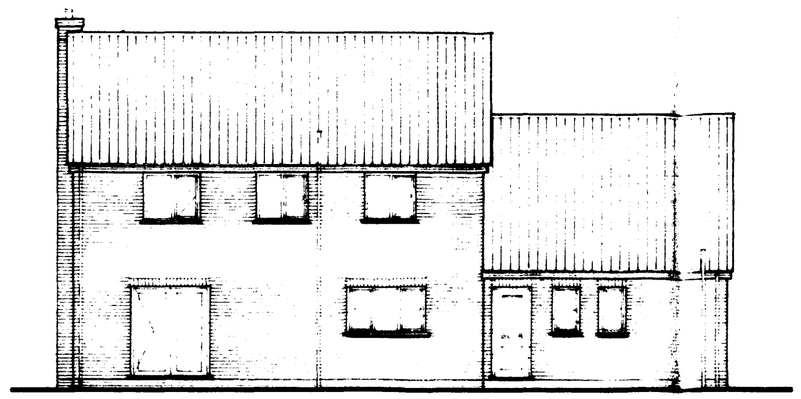
scale	drg no
1:500, 1:2500	FD 145/2
date	drawn
MARCH 1992	J CRUNKHORN



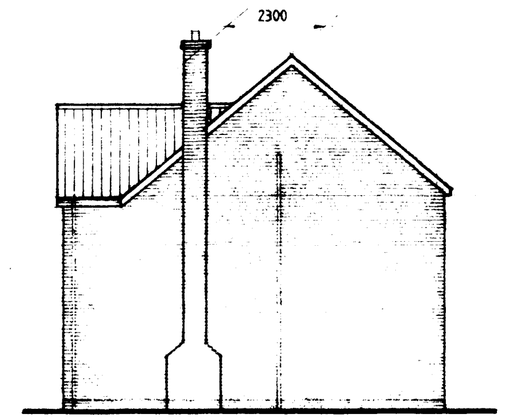
Front Elevation



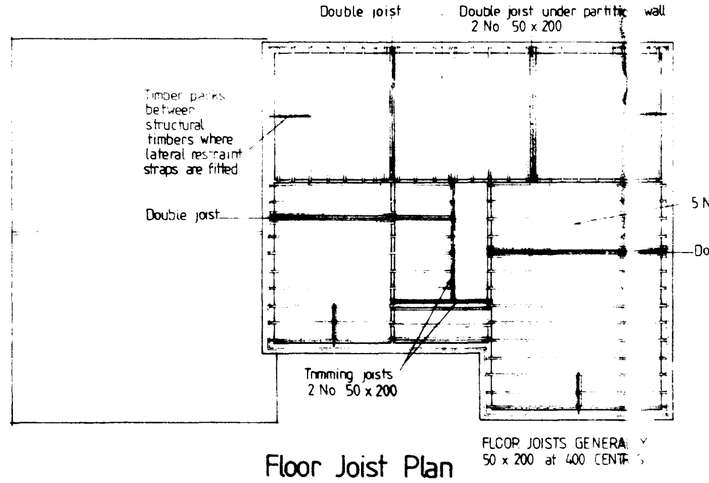
Side Elevation



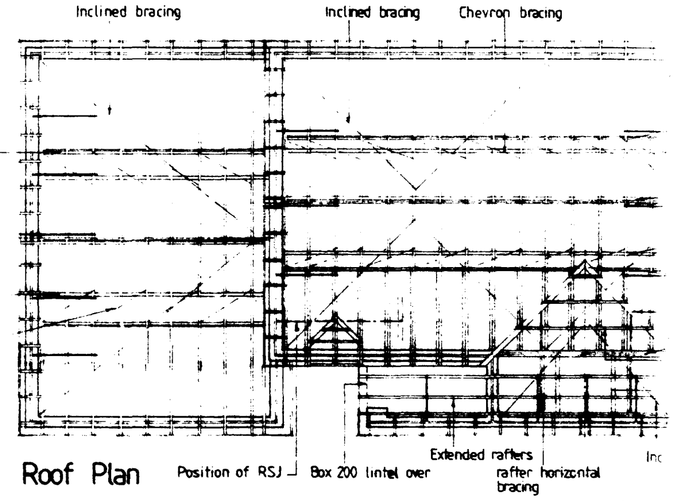
Rear Elevation



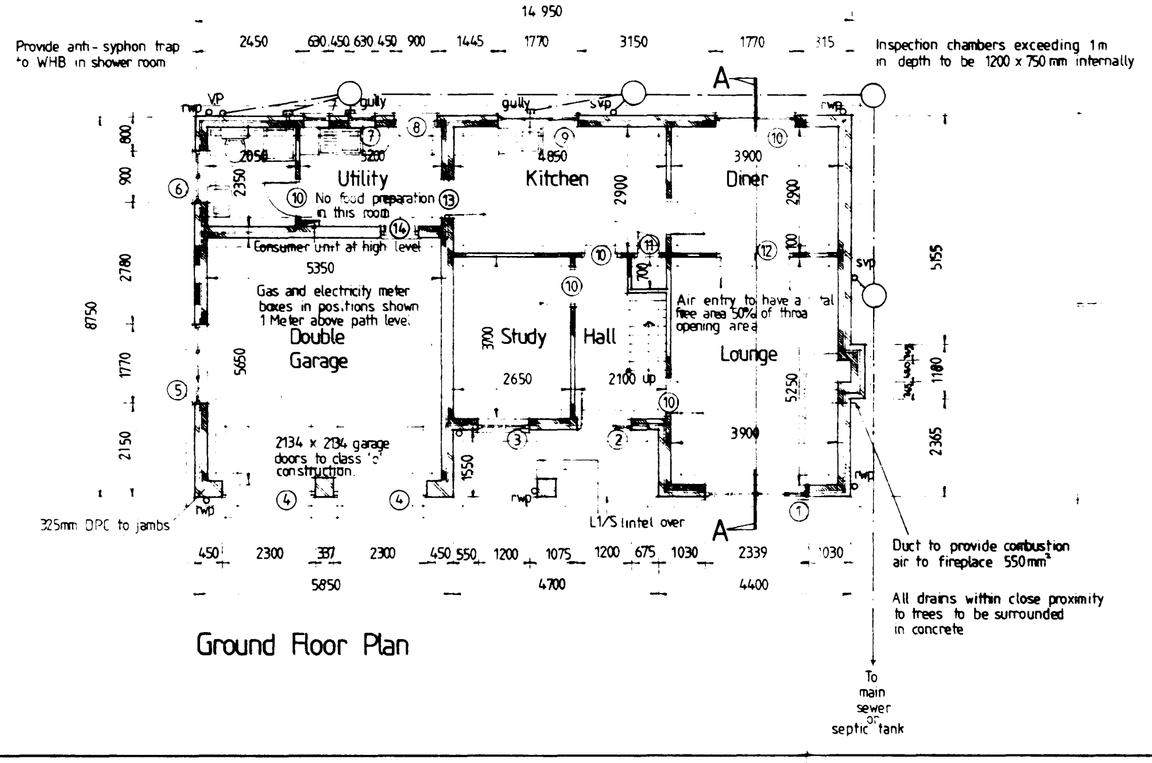
Side Elevation



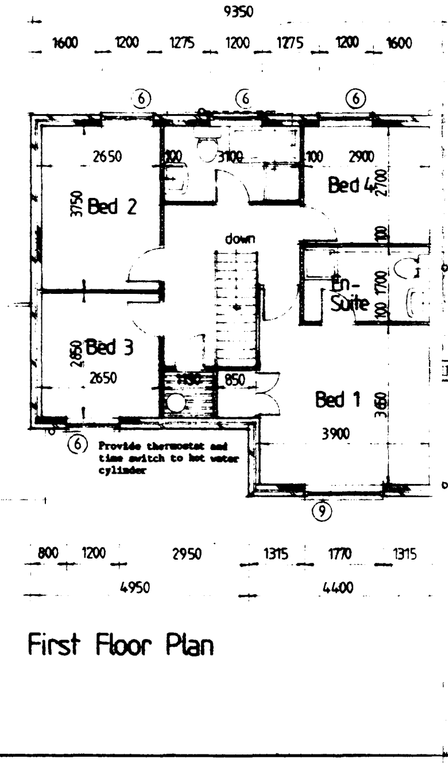
Floor Joist Plan



Roof Plan



Ground Floor Plan



First Floor Plan

FOUNDATIONS
Excavate for foundation[s] walls 700mm wide x a[s] 675mm deep (1.0m in c[lay] the depth agreed wit[h] building control officer. Lay C20P concrete or 1:[2:4] a minimum of 22[5] Foundations to 100mm [th]ick. Foundations to be 450mm wide.

GROUND FLOOR
Remove turf and vege[table soil] a minimum of 150mm deep [and further] reduce levels as ne[cessary in] agreement with the loca[l authority] building control office[r on site.] Lay 150mm minimum of cle[an stone] hardcore, 75mm to dus[t and well] consolidate by mechanica[l compaction] and blind surface with [sand. Lay] 300 micron (1200 gauge [polythene] membrane over blinde[d hardcore] with joints welted whe[re necessary] and turned up face of al[l foundation] walls and turned in at [ground level.] Lay 100mm thick oversi[te concrete] slab C20p or 1:2:4 by [trowelume and] finish with a 65mm san[d cement] screed (1:3)with ch[icken wire] reinforcing on 250 micr[on polythene] membrane on 50mm [expanded] polystyrene insulation. [Screed] to garage. Oversite [concrete to] garage to have a steel f[inish.] Floor slab thickened [to 250mm] x 400mm wide locally un[der internal] non-loadbearing walls.

FOUNDATION BRICKWORK
233 nominal cavity wall[s comprising] two skins of class B [engineering] brickwork or two skin[s of class] A concrete blocks in c[ement mortar] (1:3). 1:12 lean [mix concrete] cavity fill below ground [terminating] 225mm below dpc level. [Pillow for] facing brickwork to outer [leaf below] dpc level but above gr[ound level.] Internal walls below d[pc in class] A concrete blocks. Dra[ught passing] through wall to be [protected by] concrete lintels with [50mm gap] between the underside o[f the lintel] and the crown of the pip[e.]

DAMP-PROOF COURSES
100mm Bylomd pitch[polymer dpc] a minimum of 150mm abo[ve adjoining] ground level to both sk[ins of cavity] wall and to internal w[alls. 150mm] wide dpc at jambs and s[ills. Similar] cavity tray dpc's a[t external] wall lintels generally [20mm total] width but check eac[h location.] 225mm wide DPC to fire[place jambs.] 325mm wide DPC [under pier,] and 450 wide to brick[work column. To] all roof/wall abutme[nts provide] code 4 lead flashing [upstand]

Code 4 lead flashing and stepped cavity tray dpc to all wall/roof abutments

To all window and door jambs provide "Thermabate" cavity closer. All lintels over external door and window openings to be I.G. insulated "Ll" range. Cavity insulation to carry up to window board level. Do not close cavity at sills. Provide vertical edge insulation strip around perimetre of the floor slab to prevent cold bridging.

and Pitch Polymer D.P.C. saving tray. (Stepped where necessary).

WALLS
250mm external cavity walls and internal garage walls to comprise an outer leaf of 103mm facing bricks, a 50mm cavity incorporating 50mm Dritherm with 4m inner leaf of Hemelite 1350 blockwork. Galvanized butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall ties every 225mm at jambs. Close cavity at jambs and sills with blockwork. (Maximum U value 0.6 W/m² °C). Cavity wall separating garage from dwelling to give Max U value of 0.6 W/m² °C. Max U value at jambs 1.2 W/M²K. Soldier courses as elevations. Internal walls in Hemelite 1350 blockwork where shown. First floor walling to be 100mm stud work, or blockwork where shown. Partitions consisting of 50 x 75mm head and sole plates and vertical studs at 400mm centres with 12.5mm plasterboard and skim on each side. Insulate between studs around cylinder cupboard, en-suite and bathroom only. Walls running parallel to joists to be built on double joists and provide 50 x 100mm sole plate when walls run at right angles to the joists.

LINTELS
16 insulated Ll range lintels to external walls and BS 440 lintels to internal openings in 100mm walls.

FIRST FLOOR CONSTRUCTION
19mm chipboard decking or glunnailed 50 x 200mm SC3 grade floor joists at 450 centres with 100mm end bearing. 30 x 5mm lateral restraint straps to be provided where joists run parellel to external walls. Noggings to be provided between and in line with lateral restraint straps.

STAIRWAY
To be manufactured by Boulton and Paul. LH. straight flight. Total rise 2610mm in 15no. risers @ 190 overall width of strings x 2712mm total going in 12 no. treads. Pitch of stairway 44°. more than 42. Minimum going 224mm. 32mm stringes 25mm treads. Plywood risers. Handrail (min 840 high) and return to landing (min. 900 high) to be of 50 x 75mm timber. Wall hand rail to be 38 x 89mm timber. Stop chamfered square ballusters or similar at maximum 100 mm centres.

ROOF (40°)
Concrete interlocking tiles with 75mm headlap on 38 x 25mm tanalised battens on reinforced sarking felt type 1F to BS 747 on trussed rafter roof to BS 5268: Part 3: 1985 (see roof plan). Full bracing is shown but check with the local authority if 'standard' bracing to AMD 5931 is permissible. Otherwise full bracing to be used. 30 x 5mm galvanised mild steel lateral restraint straps to gables fixed at rafter and ceiling joist level at a maximum of 1.8m centres. Straps to be fixed to a minimum of three truss members with the end turned down the outside face of the inner leaf a minimum of 150mm at a full block position to external walls. Noggins to be provided between and in line with lateral restraint straps. An additional lateral restraint strap to be provided to the external corner of the utility room. 30 x 300mm galvaleum bedded in cement mortar with 30 x 5mm galvanized mild steel bedding 6mm straps laid over joints, turned down 450mm and built in 75mm. Glidevale roof ventilator giving the equivalent of a 10mm continuous gap 25 x 175 fascia and 18 x 150mm soffit 100mm fibreglass quilt laid between ceiling joists. Maximum U value 0.35 W/m² °C.
Water tank in roofspace supported in accordance with BS 5268.
Trussed rafter manufacturer to take account of 'raised tie' strutting and design additional timbers nailed to each side of rafters from wallplate to node point. Calculations to be submitted if required.
178 x 102 x 25.33kg RSJ with 50 x 100mm wallplate screwed to it to carry roof over bedroom 3 to enable cottage effect dormer window to intrude above level of wallplate. Beam to be below ceiling or above is intersection of rafters and ceiling joists. Beam to be seated on padstones of two course spantile lintels (100 x 152mm) 750mm long.

ACCESS TO ROOF SPACE
Provide 550 x 700 trap door access to roof space trimmed around in accordance with truss manufacturers details.

CEILINGS
12.5mm plasterboard and skim or Artex to internal ceilings. Porch and garage ceiling in 12mm Supalux. 12mm sand and cement render/ screed with 4mm sand plaster finish to all internal masonry surfaces (excluding garage).
38 x 50mm architraves, 18 x 100mm skirtings and 25 x 50mm cantain rails.
25 x 200mm window boards to all rooms except bathrooms which are ceramic tiles. Upstands and splashbacks to sinks, bath, WHB's, showers and WC's.
Paint or Sadolins to all wrot timber surfaces.

PLUMBING AND HEATING
Cold water supply to sinks, bath, showers, WHBs, WCs and storage cistern in roofspace. 56 gallon insulated cold feed tank in roofspace and 26 gallon indirect cylinder tank with factory applied insulation in cupboard provided Tank fitted with immersion heater. Hot water supply to sink's, bath and WHB's and shower's.
Ideal Standard range pedestal wash hand basins, closet suites, bath and showers. 40mm wastes to sinks, bath and showers and 32mm to WHB's, all with 75mm deep seal traps.
100mm half round PVC guttering and 63mm downpipes.
100mm soil and vent pipes and 100mm ventilation pipe in positions shown terminating in a balloon grating 900mm window head level.

DRAINAGE - Foul Water
100mm Superslove bedded and surrounded in pea gravel. Drains laid to a minimum gradient of 1 in 80 with connection to inspection chambers built in 215mm class B engineering brickwork laid to gas and water head on a 150mm concrete

Chambers 450 x 600mm [illegible] with medium duty cover [illegible] frame. Hepsleve vertical back [illegible] gullies to take ground floor [illegible]s. Ground Floor W.C. to [illegible]arge direct to I.C.

DRAINAGE - Surface Water
Down pipes to discharge into Hepsleve [illegible] fitted with adaptor then to 100mm Supersleve drains bedded and surrounded in pea gravel laid to a minimum fall of 1 in 80 discharging into a soakaway sited at least 5.0m from the nearest building. Soakaways to be rubble filled and have a minimum capacity of 1m³. Actual capacity to be determined by a percolation test and agreed with the area building control officer on site.

DOORS AND WINDOWS
Windows by Boulton and Paul: All double glazed. Casement references as plan. Front doors DR7D29:FNS. Trickle ventilators to a min 400mm² background ventilation to all bedrooms, kitchen lounge, dining and study.

KITCHEN UNITS
Boulton and Paul Flowline range or similar including a stainless steel sink and floor unit.

ELECTRICS
Socket outlets and light points to IEE regulations and NHBC standard.

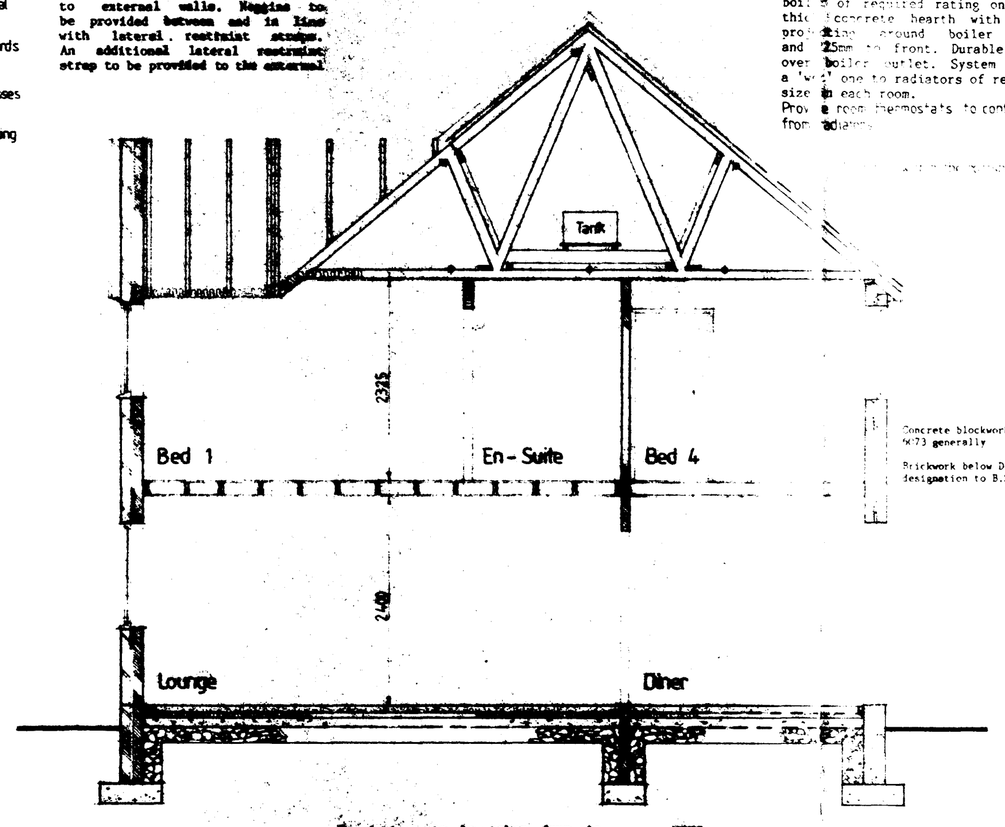
OPEN FIRE
Solid fuel to meet requirements of Approved Doc's J1,J2 & J3 of The Building Regulations 1990. Open fire to be capable of burning smokeless fuel. Hearth to be constructed of concrete a minimum thickness of 125mm and extending 550mm from the face of the wall and laterally 150mm past the corner of the jambs. Min 225 Dia flue liner to BS 1181 / 1971 (1977) socket placed uppermost. No timber to be within 40mm of chimney. Two courses engineering brick DPC to chimney at chimney/roof abutment code 4 lead flashing min 150mm upstand.

VENTILATION
Mechanical ventilation to kitchen giving a minimum airflow of 60 litres per second.
Mechanical ventilation to bathrooms and shower room giving a minimum airflow of 15 litres per second.
Opening windows to be a minimum of 1/20th of the floor to bedrooms, lounge, bathrooms, shower room dining and study.

EXTERNAL WORKS
900mm paving around dwelling and to side path and to clothes drying area at rear. Provide boundary fences as necessary

TANK CAPACITY
Tank on [illegible] insulated [illegible] on 75 x 25mm battens on 75 x [illegible] bearers on [illegible] joists. 230 litre cold [illegible] supported on [illegible] No. brasses at 1800 centres. Tank to be supplied in min 4. No. trusses to [illegible].

CENTRAL HEATING
Floor mounted gas balanced flue boiler of required rating on 125mm thick concrete hearth with 150mm projection around boiler sides and 25mm to front. Durable guard over boiler outlet. System to be a two pipe one to radiators of required size in each room.
Provide thermostats to control output from radiators



Section A-A

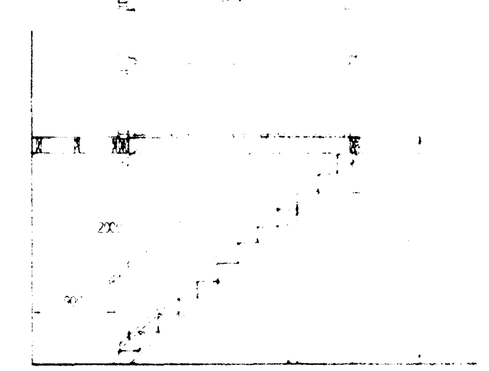
Foundations to be taken down to a depth below the invert level of the adjacent drains, and below the level of any existing foundations which are to be removed.
Foundations in close proximity to trees and hedge planting to be designed as required in NHBC Practice Note No. 3.

NOTE
Manufacturers truss calculations to be submitted to the local Authority prior to commencement of work.

ALL DIMENSIONS TO BE CHECKED TO COMMENCEMENT OF WORKS.

LINTEL AND JOINERY SCHEDULE

OPENING REF.	LINTEL REF.	LINTEL SIZE	JOINERY REF.	[illegible]
1	L1/S	2700	412C	[illegible]
2	L1/S	1500	PE120/51205	[illegible]
3	L1/S	1500	212C	[illegible]
4	L1/S	2700	DR7D29FNS	[illegible]
5	L1/S	2100	312C	[illegible]
6	L1/S	1500	21[illegible]	[illegible]
7	L1/S	900	110C	[illegible]
8	L1/S	1200	FNS	[illegible]
9	L1/S	2100	310C	[illegible]
10	L1/S	2100	PATIO/A	[illegible]
11	Box100	1050		
12	Box100	900		



Stair Detail 1:50

PROPOSED PLANS

NOTIONAL HOUSE

ELEMENT	AREA	U-VALUE	W/K
Flat roof	67 m²	0.25	16.75
Roof	49 m²	0.25	12.25
Semi exp wall	47 m²	0.45	21.15
Glazing	5 m²	2.8	14
Ground floor	142 m²	0.45	63.9
		TOTAL	128.05

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street Helpringham Sleaford Lincs NG34 0RA
Telephone Swaton (0529 21) 646/7

SOUTH [illegible] D.C.
PLANNING
02 APR 1992
REF 0414/92

Project
KINGS QUALITY HOMES
Belgravia M.A.

Type Approval No.

Drawing
Working Drawing

Drawing No	Date
H4/G/4T	October 1990
Scale	Drawn
1:100 1:50	P.C

SOUTH HOLLAND D.C.
PLANNING DEPT
02 JUN 1992
REF 4/494/92

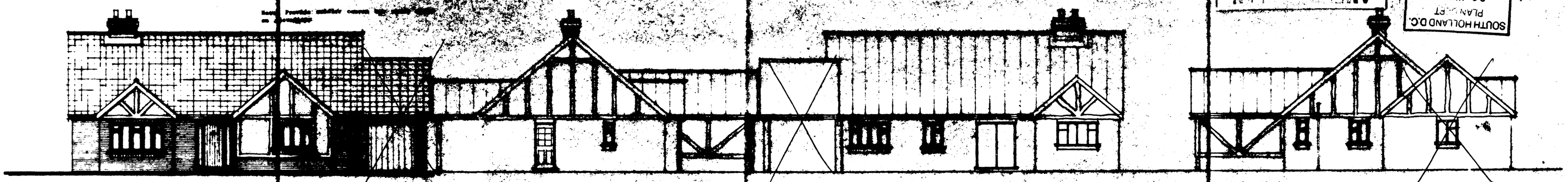
AMENDED PLAN
Ref.

FRONT

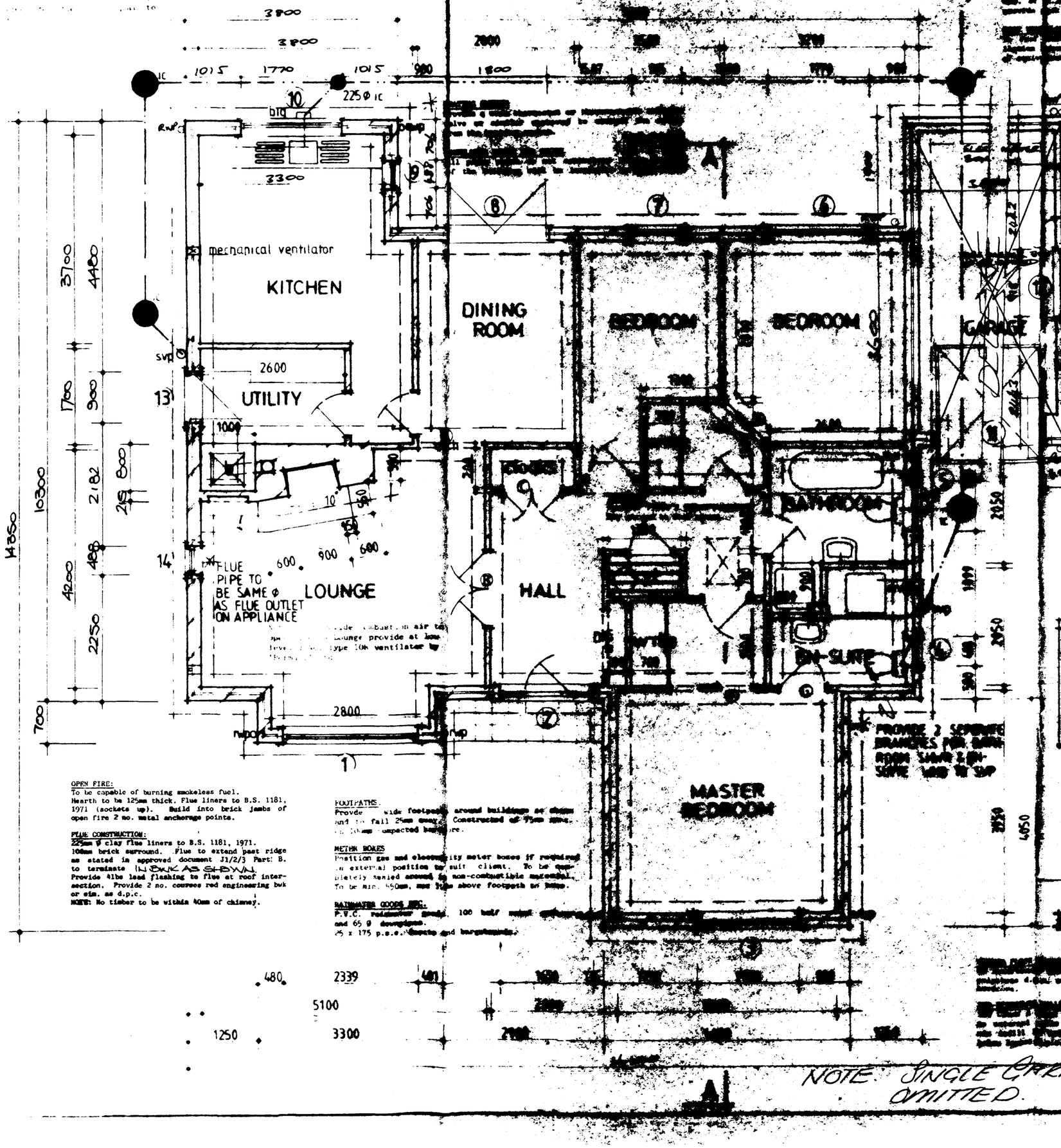
SIDE

REAR

SIDE



KITCHEN VENTILATION:
Provide Radia 220 by Allaweet Ltd. or similar approved and manufactured by extract ventilator [illegible] 15 l/sec).
Alternative within [illegible] provide suitable cooker hood similar by approved manufacturer to extract ventilation of at least 30 l/sec intermittent operation [illegible] to provide air.



OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

PEAK CONSTRUCTION:
225mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 8. to terminate in [illegible] Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering brk or elm. as d.p.c.
NOTE: No timber to be within 50mm of chimney.

FOOTPATHS
Provide [illegible] wide footpath around buildings as shown and to fall 2½% away. Constructed of 75mm thick [illegible] unspecified hardcore.

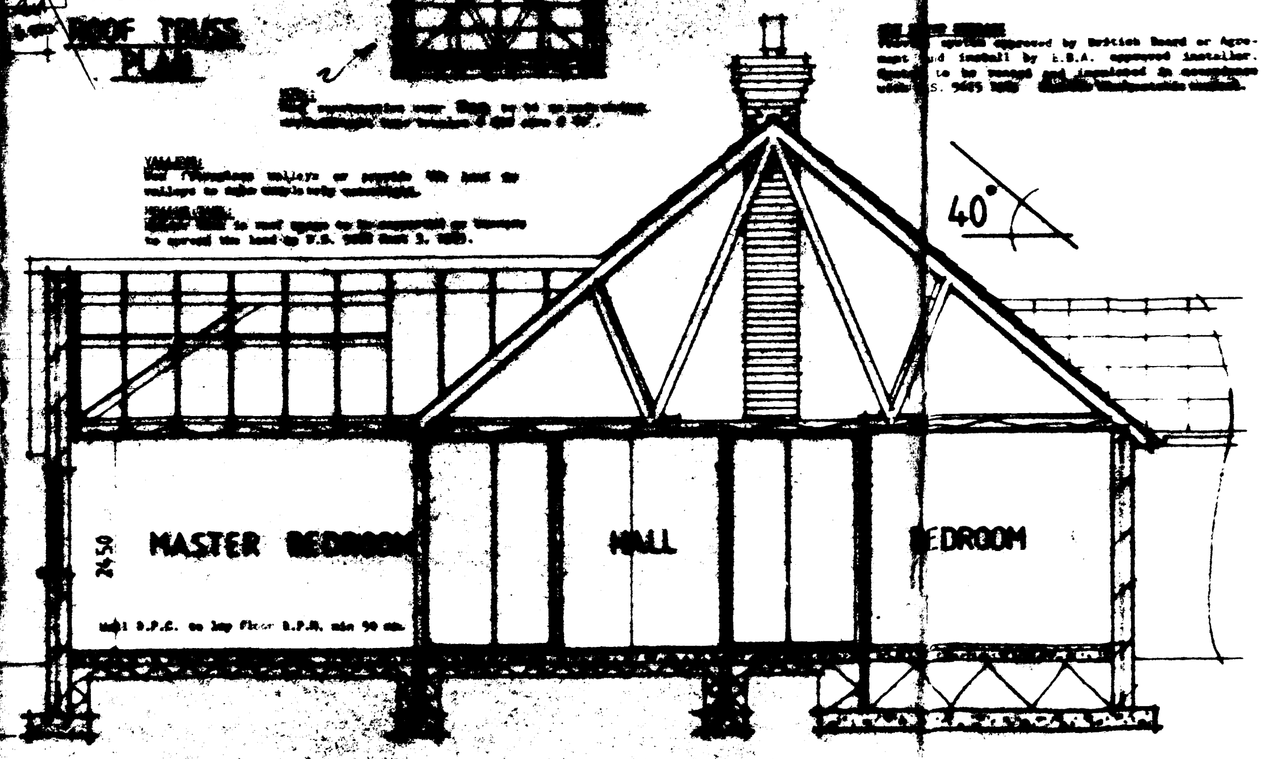
METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely boxed internally in non-combustible materials. To be min. 450mm, and 150 above footpath or ground.

RAINWATER GOODS SPEC.
P.V.C. Pedestrian guard, 100 half round gutters and 65 Ø downpipes.
65 x 175 p.s.e. concrete and horsehanger.

JOINERY & LINTEL SCH.

Ref.		Lintol
	SPECIAL	
	SPECIAL	
	SPECIAL	
	KENDY (DOWN CARE)	
	SPECIAL	
	WITH WINDOWS	
	GARAGE DOOR	
	1200 WIDE	
	DOUBLE DOORS IN W	
	ARCH IN FEATURE BLOCK	N/A
	SELF SUPPORTING	
	ARCH 1000 WIDE	
	1500 WIDE	
	OPENING	

ROOF TRUSS PLAN



NOTE SINGLE GARAGE OMITTED.

NOTE OMIT TODOR PLANTING AND RENDER TO CABLES AND WALL PROVIDE FACING BRK IN LEAU

status design

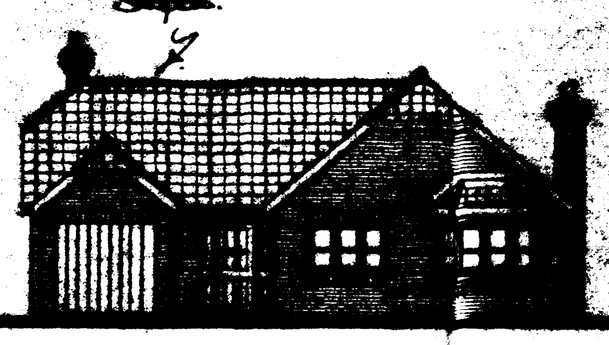
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

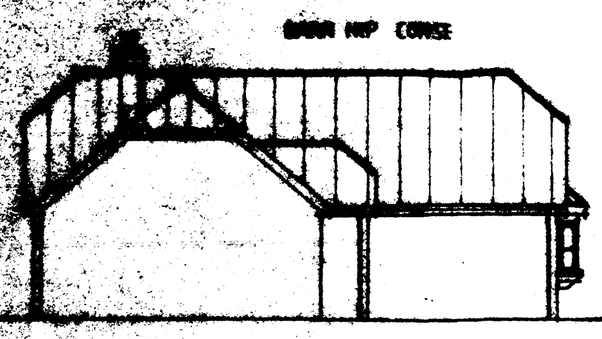
CROMWELL ~~2~~

ASHWOOD HOMES

1:50 1:100 | MAY 90'

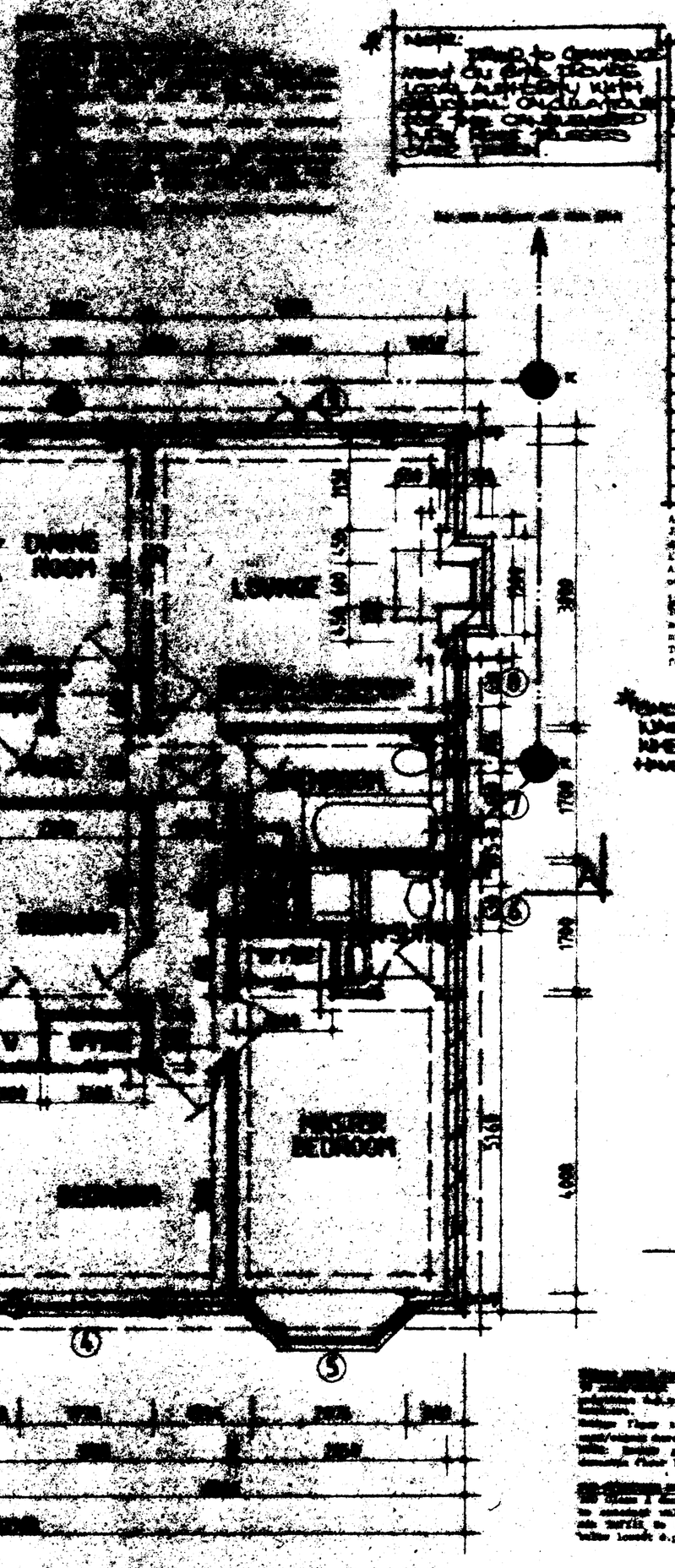
JPW

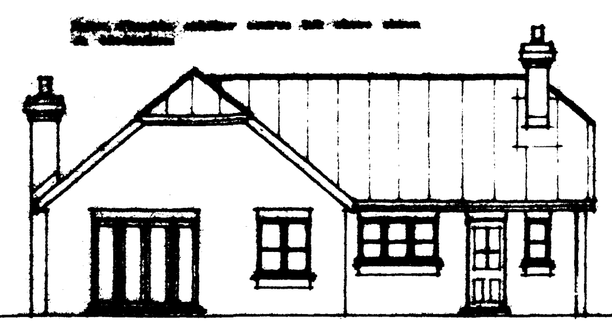




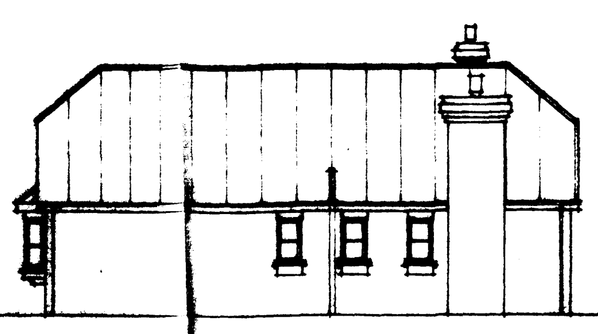
FRONT

SIDE





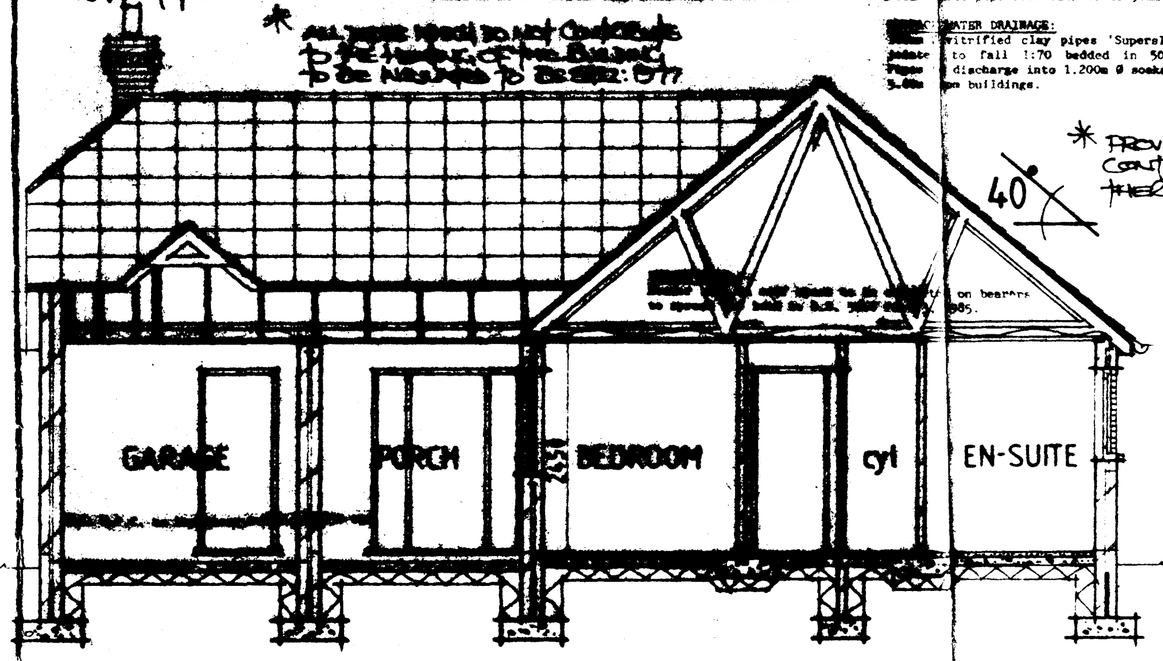
REAR



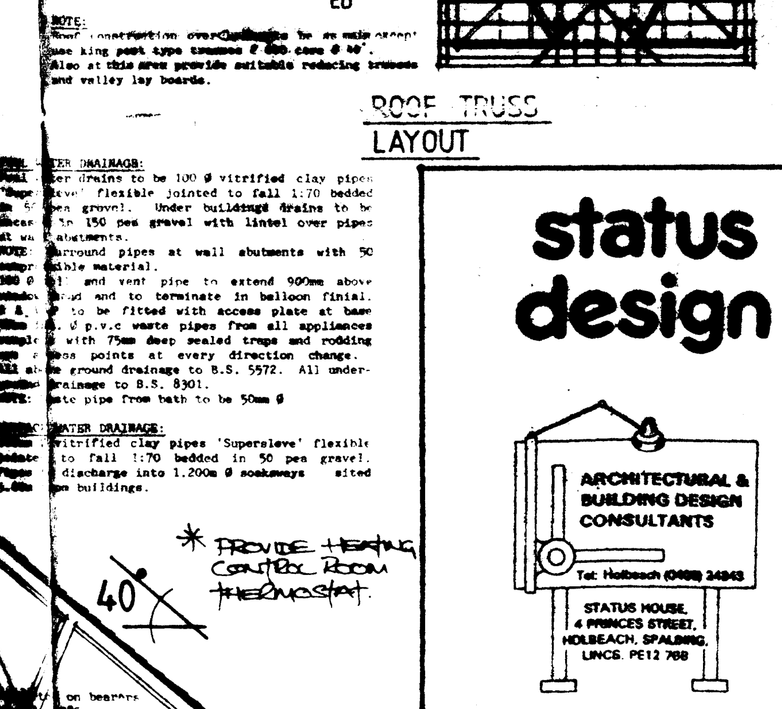
SIDE

JOINER & LINTEL SCH.

No.	Ref.	lintel
1	OPE OVER GARAGE DOOR 2134 x 2134 HENDERSON BERGEN VERTICAL 2R SPL	L1/S
2	FERRO 56 - WHITE BUFF SPLIT	←
3	H202L	←
4	H312L	←
5	SP2 - PATIO/DOOR DIRECT GLAZED / H612C (NPP)	←
6	H110L	←
7	H110L	←
8	H114L	←
9	CP214 - CLOSP / ACCENTED	←
10	H214L	←
11	H310L	←
12	INS - PAINTED GREY SANDFA	←
13	H110L	←
A	GARAGE/UTILITY DOOR	
B	SERVICE DOOR	WORK
C	ARCH TO HALL	←
D	ARCH TO DINING/LOUNGE	←



SEC A—A



ROOF TRUSS LAYOUT

SOUTH ... D.C.
02 APR 1992
REF ... 92...

status design

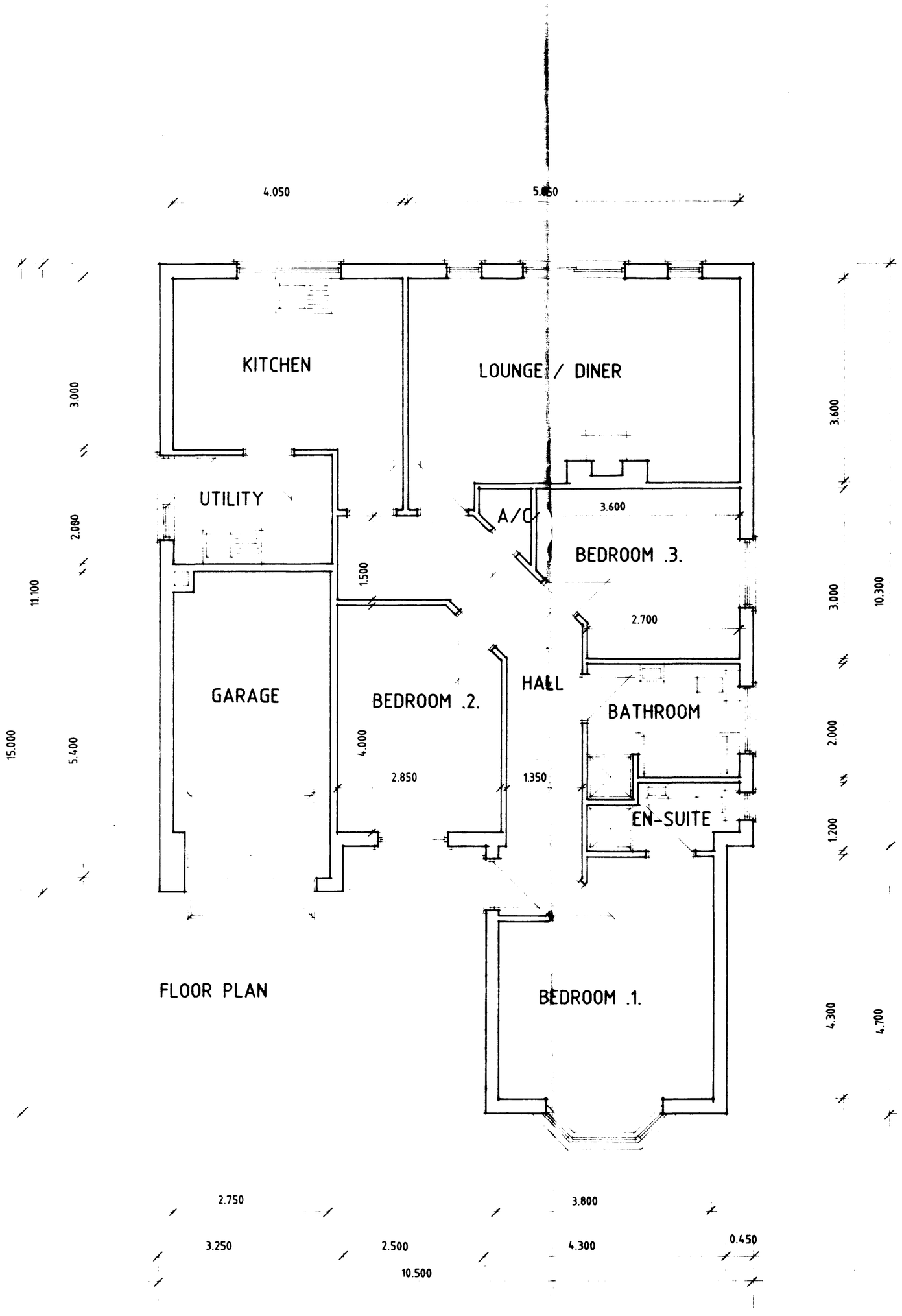
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24943
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7EB

MALBOROUGH

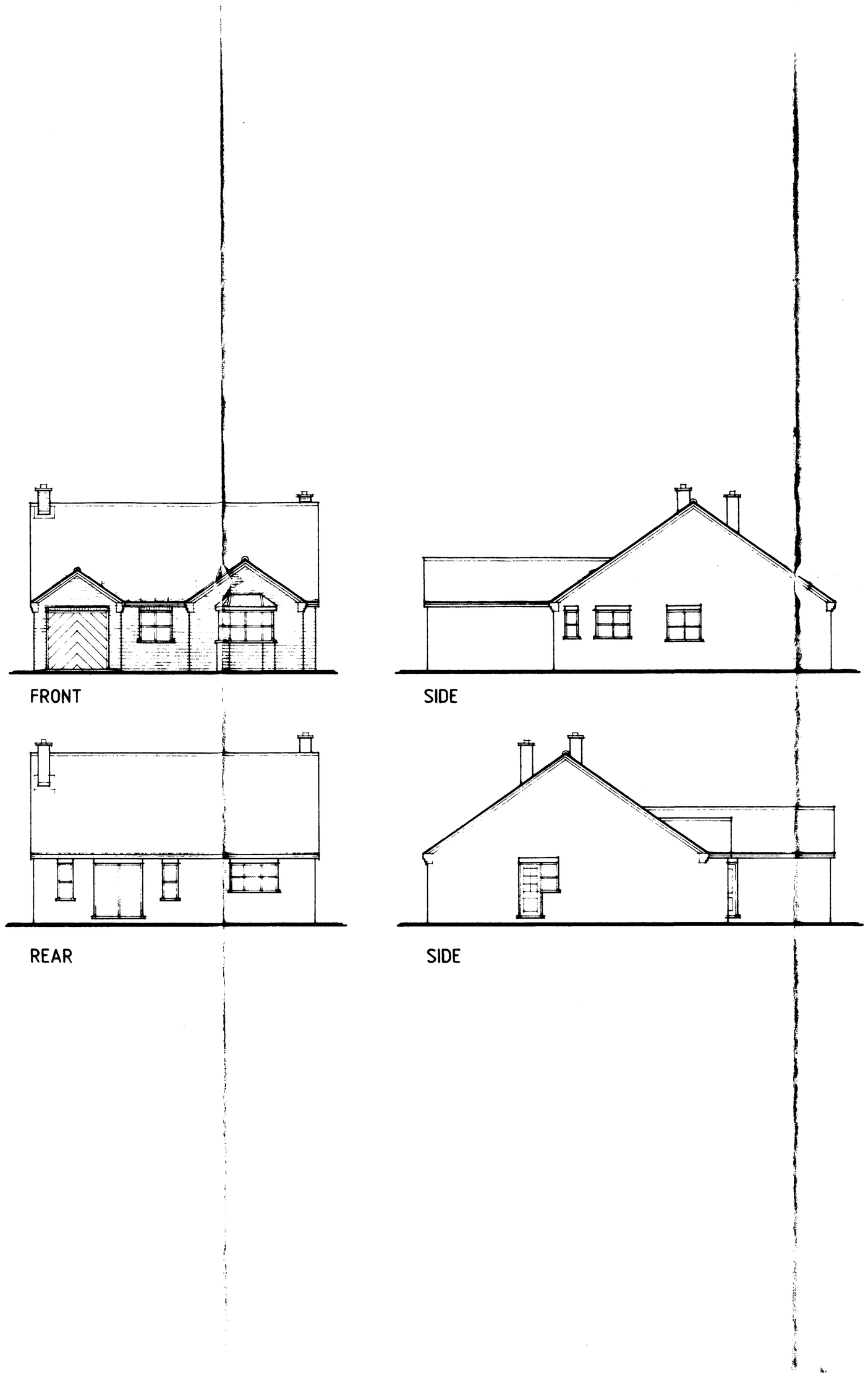
ASHWOOD HOMES

1:50	1:100	MAY 90'
JPW		A

A- UP DATED FOR BRs - JUL 90
B- PRUDENTIAL ALTS - AUG 90



FLOOR PLAN



SOUTH HOLLAND D.C.
PLAN DEPT.
02 APR 1992
REF. 0414/92

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406-24343

'YORK'

ASHWOOD HOMES

1:50 1:100 YORK

MARCH-92 B.GILHAM

Architectural, Planning & Building Design Consultants

35° pitches

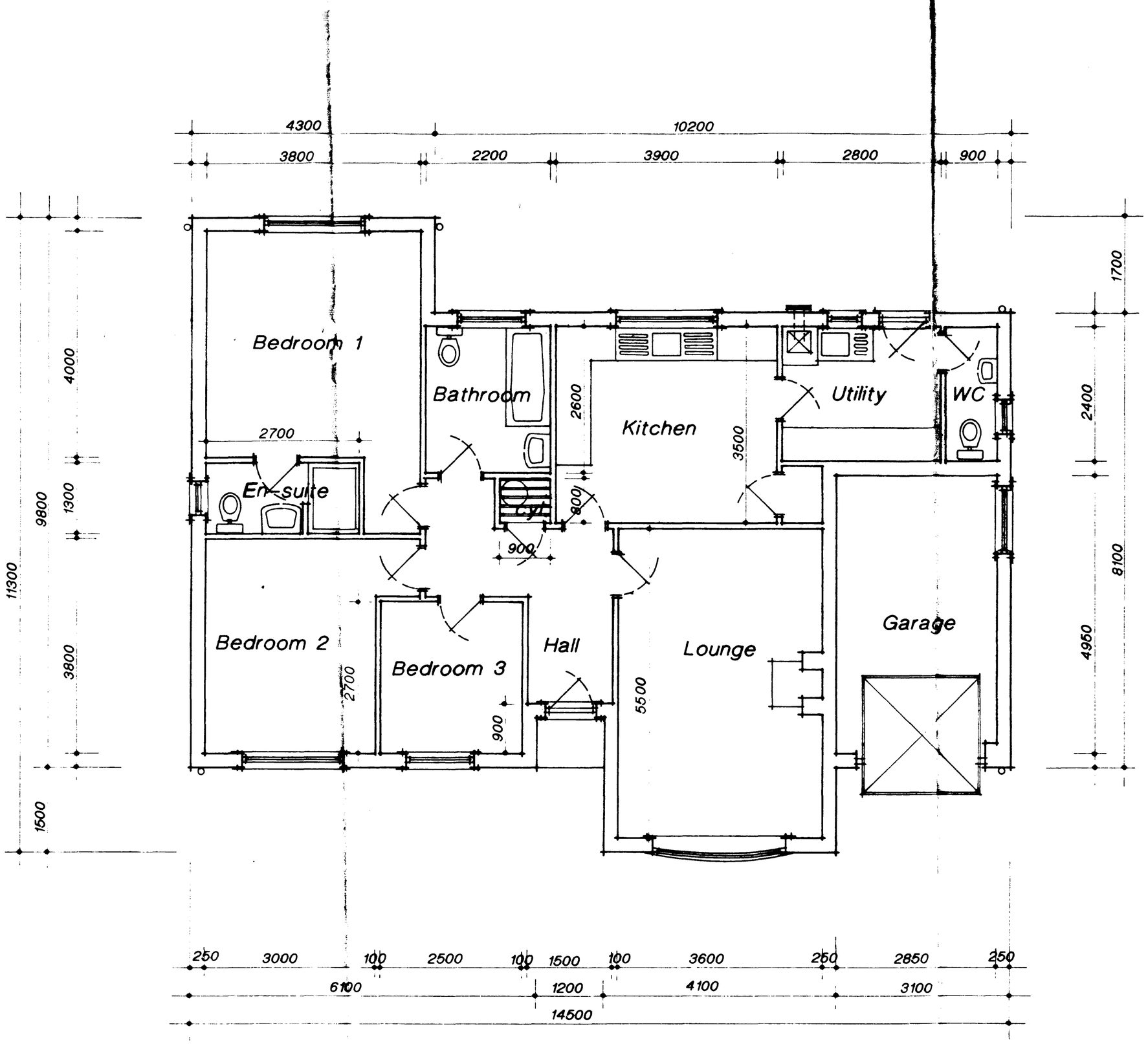


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

01406 424343

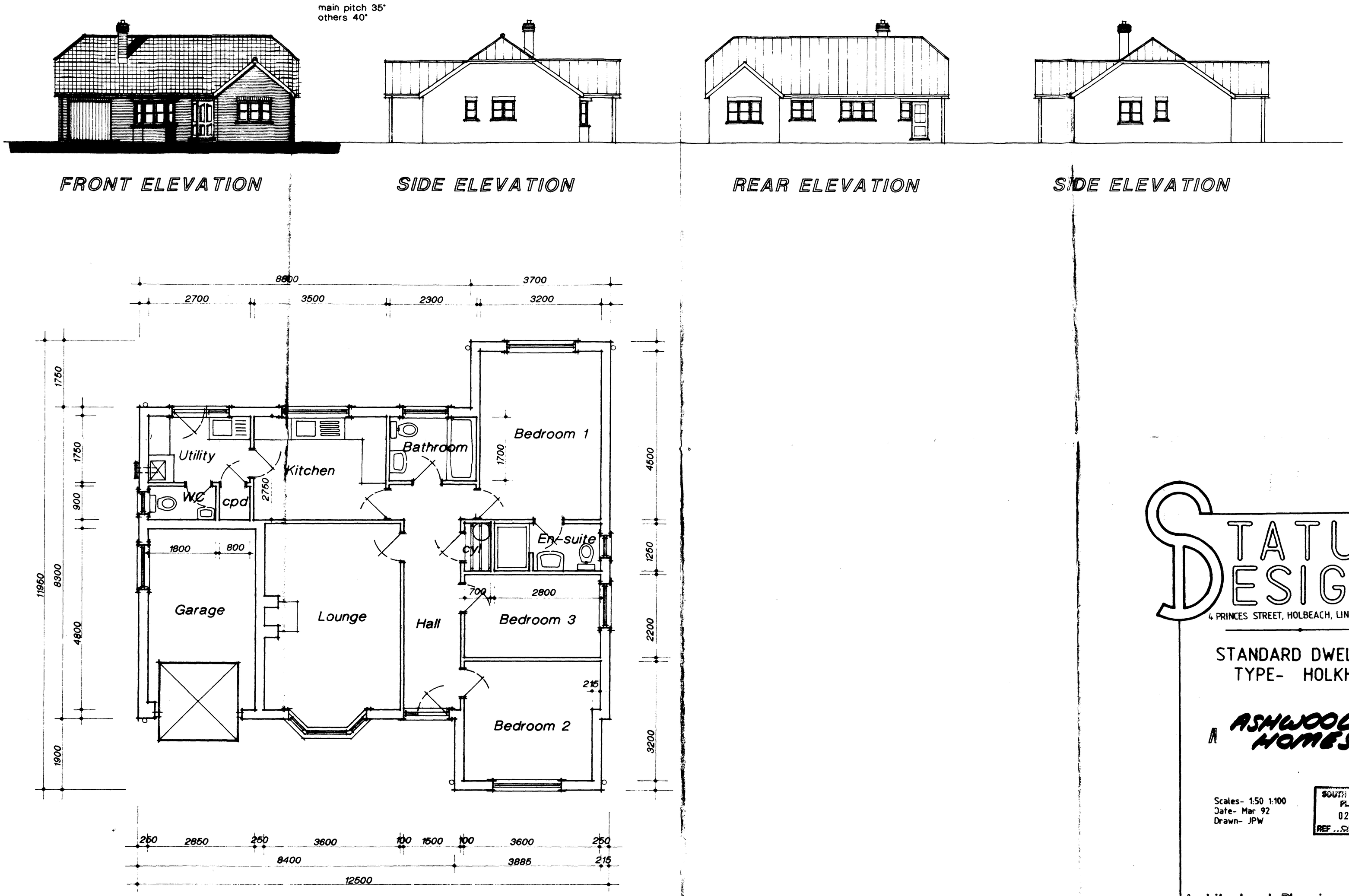
STANDARD DWELLING
TYPE- BUCKINGHAM

ASHWOOD HOMES

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

SOUTH HOLLAND D.C.
PLAN DEPT.
02 APR 1992
REF ...S/H/4/92...

Architectural, Planning & Building Design Consultants



STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

0406-24343

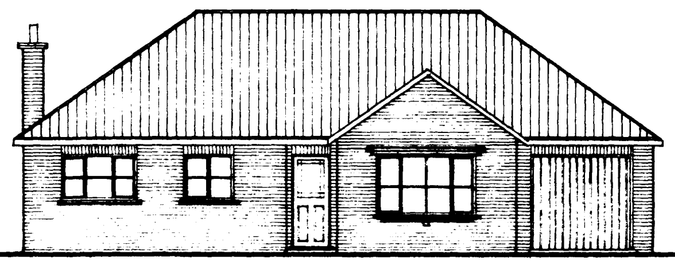
STANDARD DWELLING
TYPE- HOLKHAM

ASHWOOD HOMES

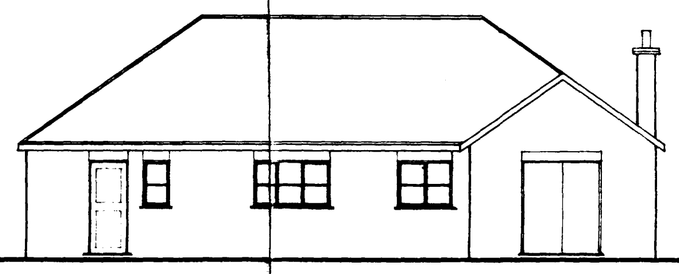
Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

SOUTH HOLLAND D.C.
PLAN DEPT.
02 APR 1992
REF 0414/92

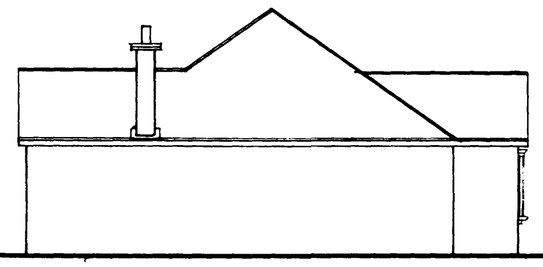
Architectural, Planning & Building Design Consultants



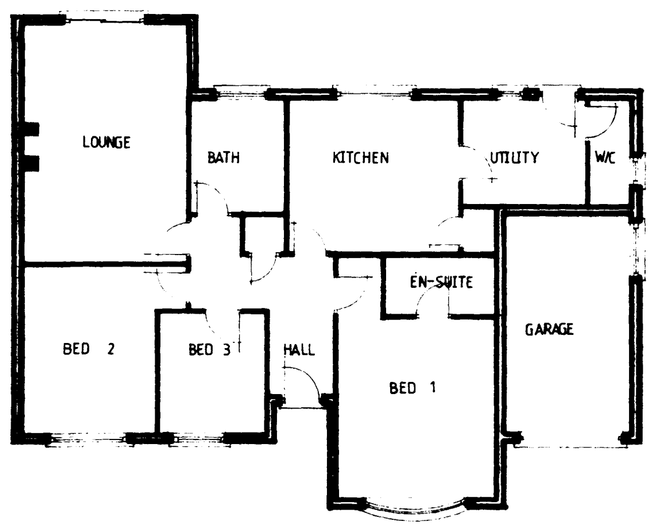
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



Side Elevation

Ref.

AMENDED PLANS

Client,

ASHWOOD HOMES

Drawing Title,

BUCKINGHAM MK III

Revisions,

Scale, 1:100

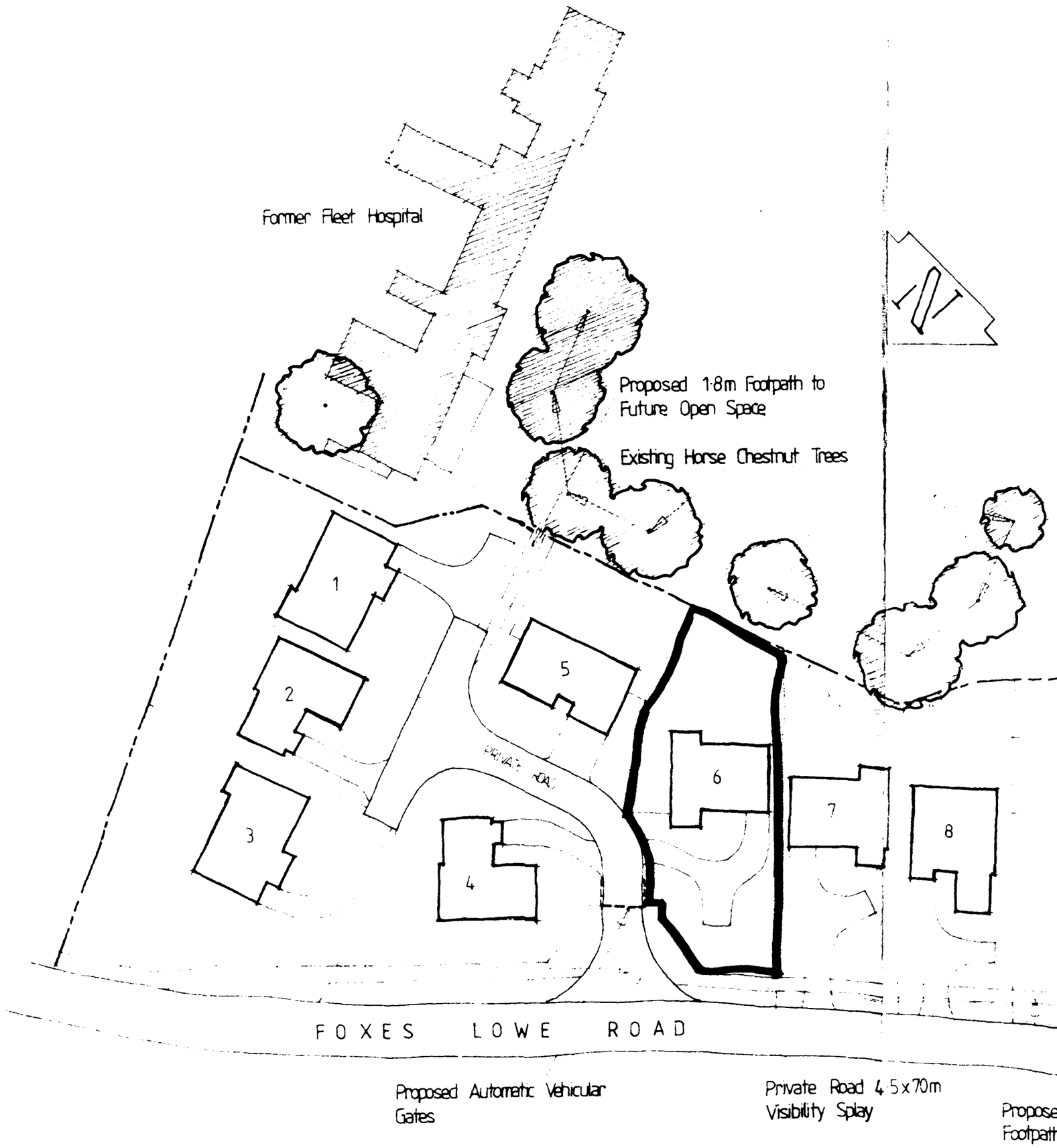
Date, AUG '92

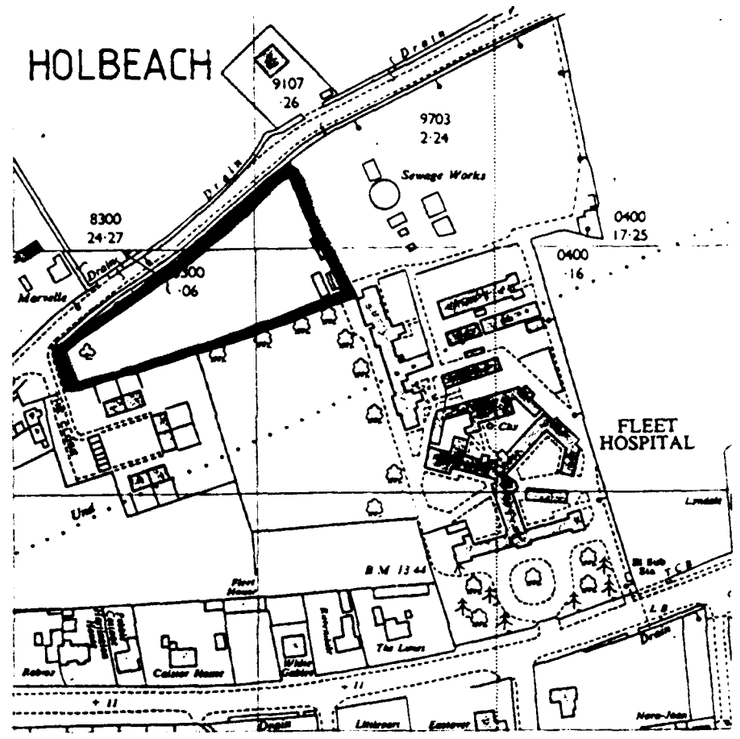
Drawn, I.J.H.

Drawing No. DS/B3/G/10T.

Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA Tel (0529 21) 646/7

ASHWOOD HOMES





LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved

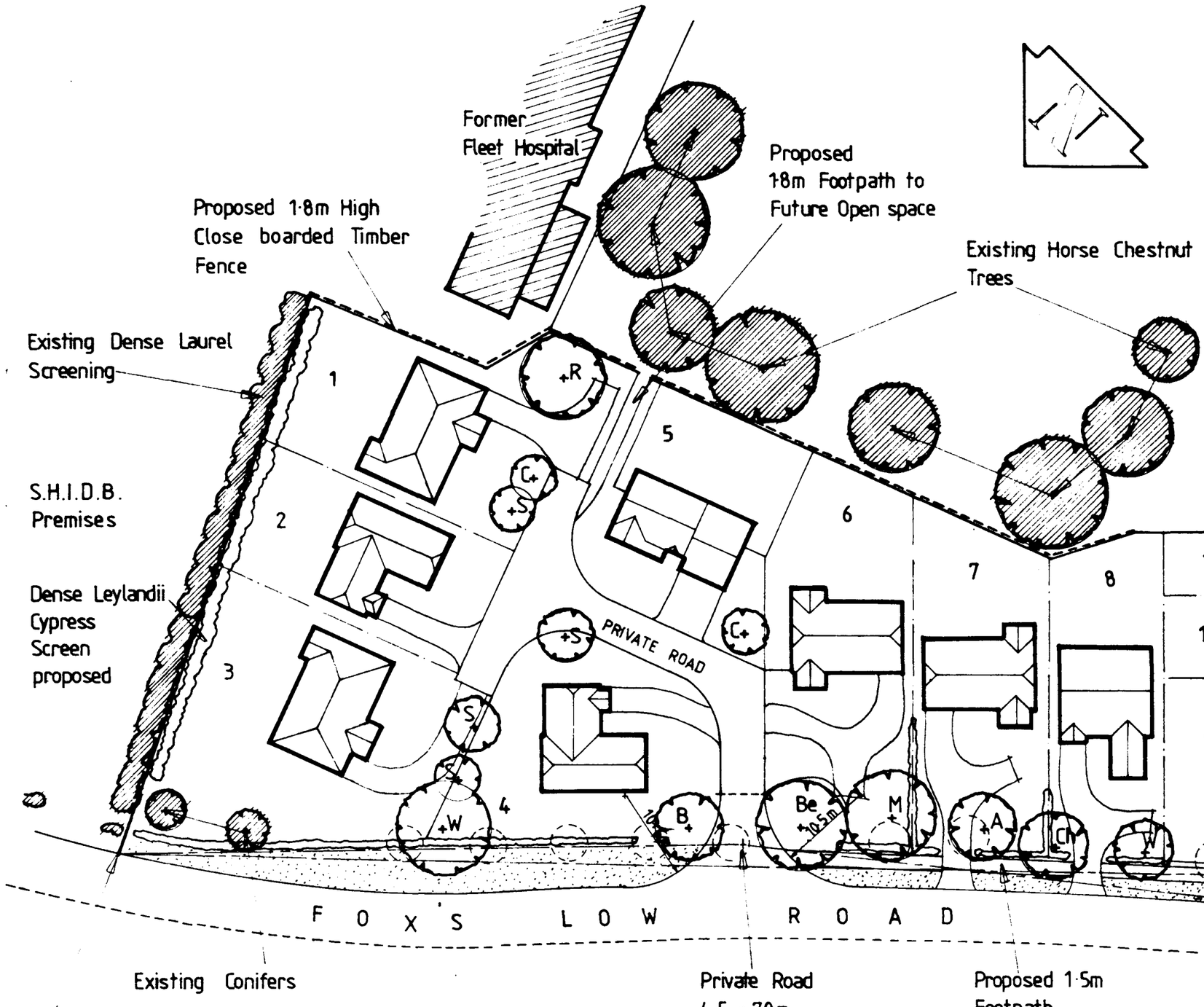
N

LAYOUT

FOXES LOWE ROAD
HOLBEACH
Dwg No 165/10/2 Scale 1:500 November 1992

Robert Doughty
CHARTERED TOWN PLANNER and LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire. NG34 0RA
Telephone Swaton (0529 21) 646 / 7

ASHWOODD HOMES



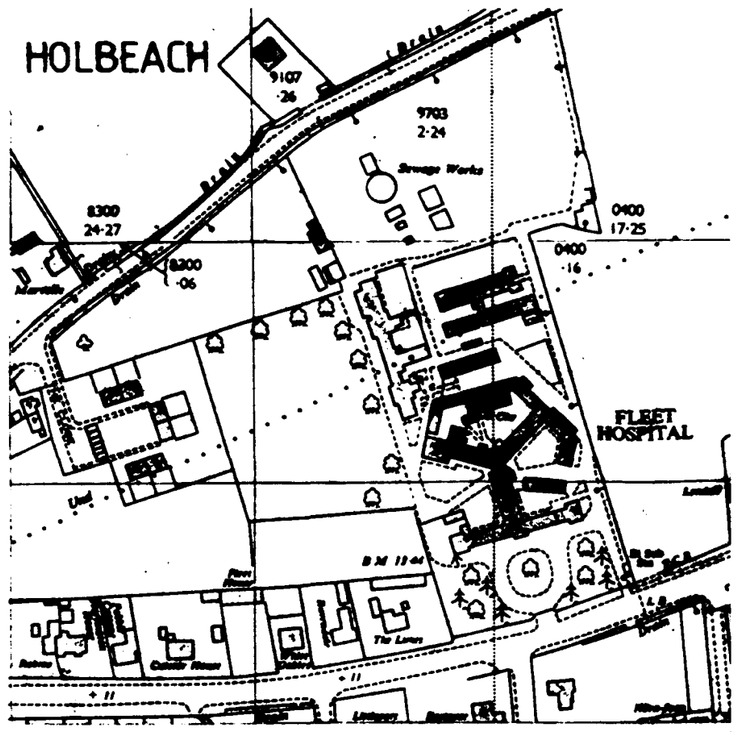
Existing Conifers

Existing Boundary Fence Concrete post and P.C. Chain Link Fence 1·5m High

Private Road 4·5 x 70m Visibility Splay

Proposed 1·5m Footpath

Estate Road 4·5 x 150 m Visibility Splay



LOCATION PLAN

Scale 1:2500 Crown Copyright Reserved

Landscape

M	Norway Maple
B	Silver Birch
A	Mountain Ash
R	Rowan
W	Whitebeam
C	Flowering Crab Apple
Ch	Cherry
S	Stags Horn Sumach (Rhus)
Be	Beech
	Hedge species to road to be Prunus laurocerasus 90 -120 container grown

All trees to be adequately staked and tied min. height on planting 2 metres.

House Type Schedule

Plot 1	Buckingham MK II	3 Bed Bungalow
Plot 2	Marlborough	3 Bed Bungalow
Plot 3	Buckingham Mk II	3 Bed Bungalow (HANDED)
Plot 4	Marlborough	3 Bed Bungalow
Plot 5	Belgravia Mk I	4 Bed House
Plot 6	Holkham	3 Bed Bungalow
Plot 7	Holkham	3 Bed Bungalow
Plot 8	York	3 Bed Bungalow
Plot 9	Buckingham	3 Bed Bungalow
Plot 10/11	Charleston	2/3 Bed Semi House

Brick & Tile Schedule

Plots 1, 4, 8	Bricks -	Butterley Clockhouse Capel Multi
	Tiles -	Sandtoft coloured through Grey Double Pantile
Plots 2, 5, 7, 9	Bricks -	Butterley Desford Golden Russet
	Tiles -	Rustic Double Pantile
Plots 3,6,10/11	Bricks -	Butterley Desford Brindle Red
	Tiles -	Sandtoft Terracotta Red Double Pantile

Amendments

A	Note added to hand plot 3	Aug '92
B	Revised brick and tile schedule	Aug '92
C	Amended hedge species to front of site	Nov '92

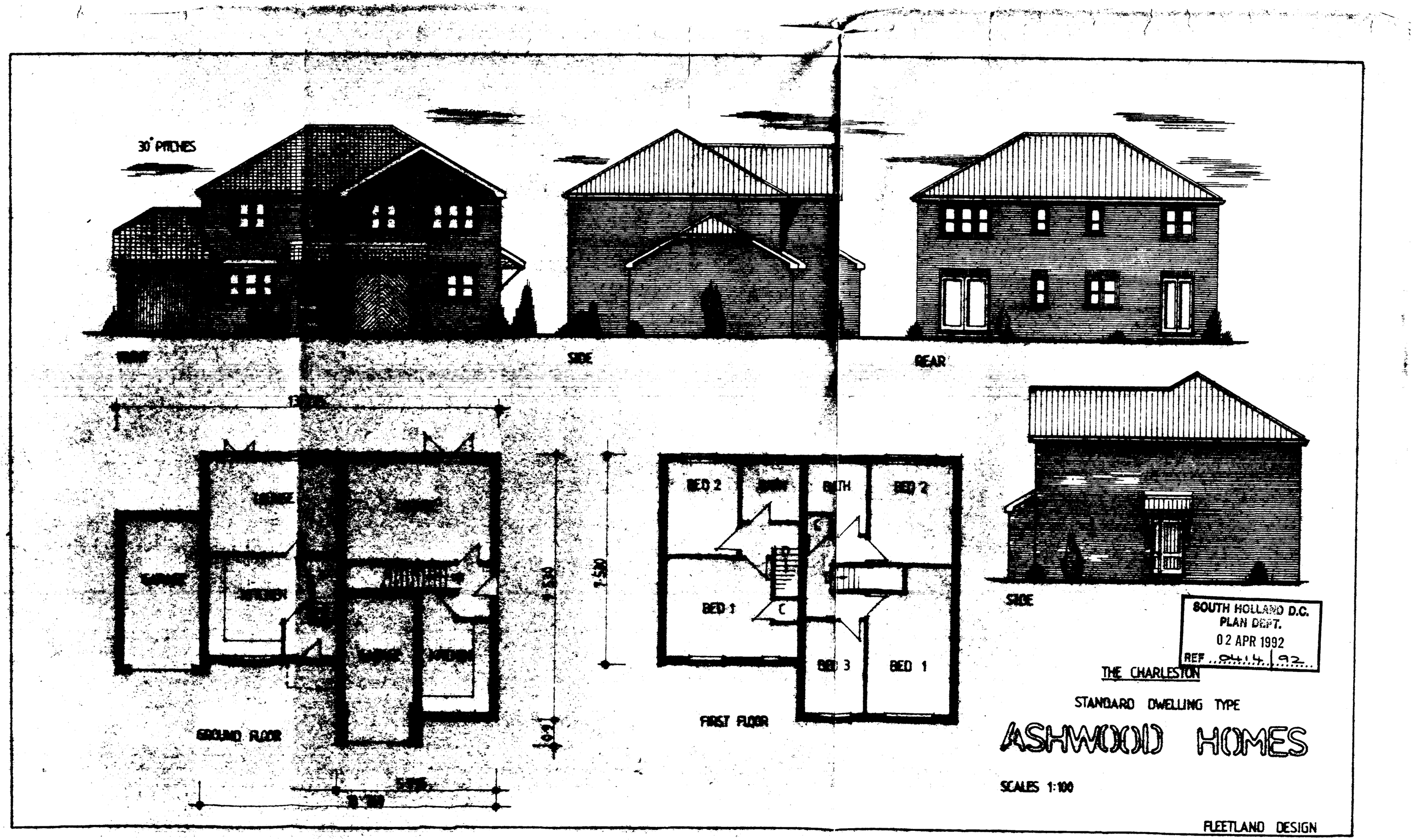
REF 1/1172
0 5 NOV 1992
PLANNING DEPARTMENT

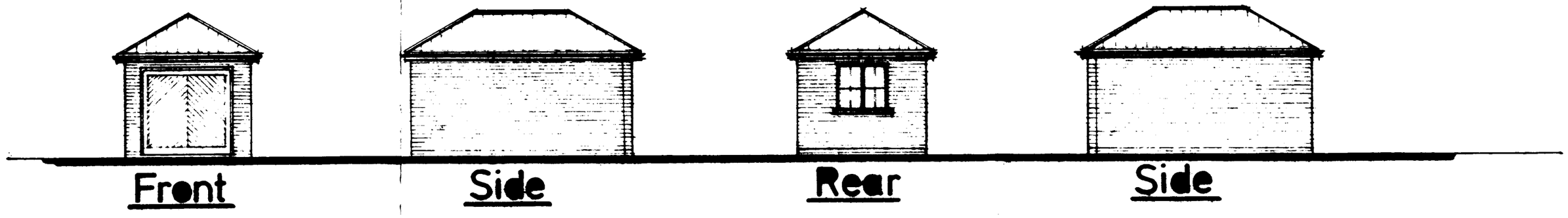
DEVELOPMENT PLAN & LANDSCAPE DETAILS

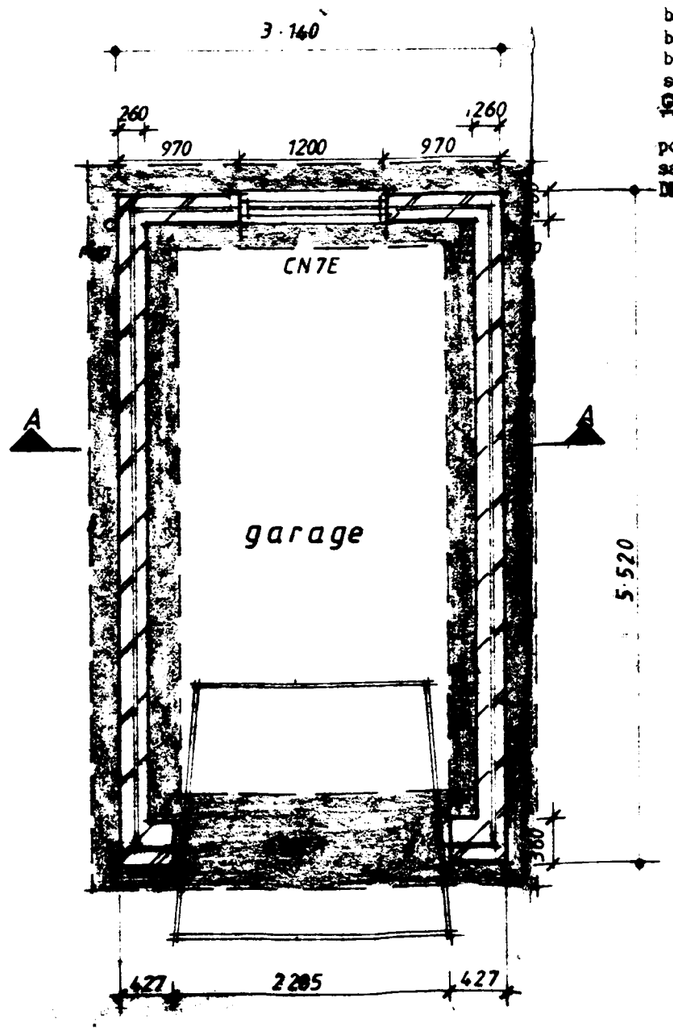
ASHWOODD HOMES
FOXS LOW ROAD
HOLBEACH

Dwg No 165/10/1c Scale 1:500 July 1992

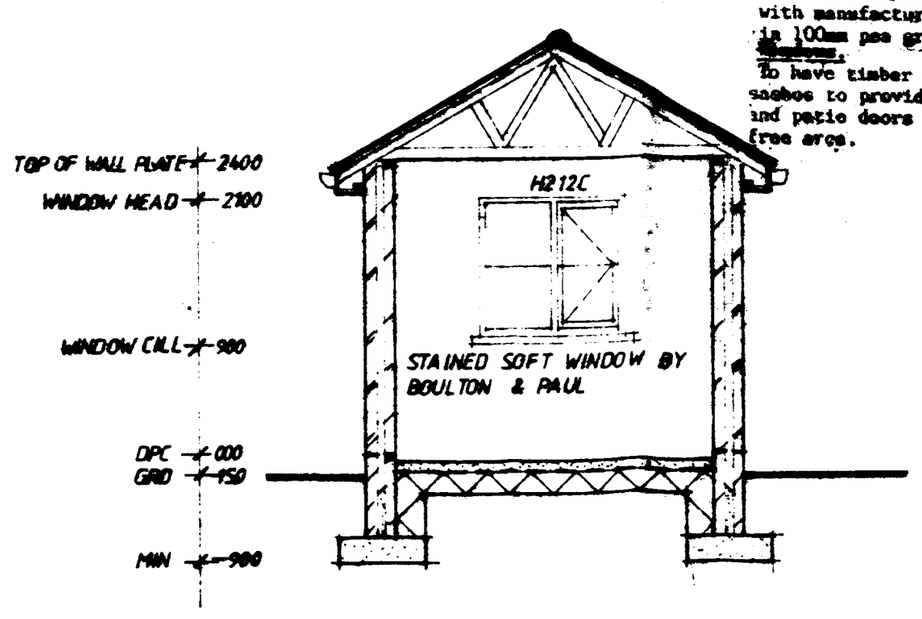
Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
2 High Street Helpringham Sleaford Lincolnshire. NG34 0RA
Telephone Swaton (0529 21) 646/7


30° PITCHES
SIDE
REAR
SIDE
BED 2
BATH
BED 2
BED 1
BED 3
BED 1
FIRST FLOOR
GROUND FLOOR
SOUTH HOLLAND D.C.
PLAN DEPT.
02 APR 1992
REF 0414/92
THE CHARLESTON
STANDARD DWELLING TYPE
ASHWOOD HOMES
SCALES 1:100
FLEETLAND DESIGN





Floor Plan



Section

Foundations.
(OTHER THAN SPECIALIST DESIGN)
Foundations to external and internal loadbearing walls normally to be 700x225mm. Thick concrete strip footings to CP. 2004, located centrally under walls. Foundations to be minimum of 750mm below ground level. Concrete to be GEN SP grade. For stepped foundations minimum overlap length to be at least twice the step height or thickness of foundation, or 300mm which ever is the greater. See specialist design for roft and suspended slab details. Excavation to be agreed with Building Control Officer.

Wall construction.
Walls Below Ground Level - To be constructed of bricks or blocks to local Authority approval. Wall to consist of a 100mm out skin, 60mm cavity and 100mm inner skin. Cavity to be filled to within 150mm of ground level. Lean mix concrete cavity filled to outward splay finish.
Wall Above Ground Level - External walls to consist of 100mm facing brickwork or 100mm blockwork with 15mm render finish. 60mm cavity filed with 50mm insulation batt or filled with Rockwall blown in insulation. Work to be carried out by agreement Board installer in strict accordance with material agreement Board Certificate. 100mm blockwork inner leaf return to reveals. Stainless steel suitable non-ferrous ties or triple galvanised steel butterfly type to be used to BS1243:1978. Top of cavity walls and all openings to be closed with blockwork "leave in" where applicable. Internal finish to external walls to be 12.5mm plaster and skim. Overall U Value of wall to be 0.6 watts per meter square °C.

Ground Floor Construction.
100mm concrete slabs to BS5328 mix GEN.3P with trowel finish on 300 microns polythene sheet damp proof membrane laid with joints sealed or well lapped on sand blinding on 150mm well compacted water soluble sulphate free hardcore. DPM to lap onto DPC of walls.

Roof Construction.
Interlocking concrete tiles (or as otherwise stated) on 25x38mm tanalised softwood batterns on reinforced serkin felt type IF on specialist manufactured trussed rafters spaced at 600mmC/C. Roof to be permanently braced with 25x100mm softwood binders to engineers detail. Also the longitudinal web bracing, diagonal rafter bracing, webb chevron bracing and wall stability bracing all to be BS5268 Part 3 1985. Beams to be fixed with 2 No 3.5mm diameter x 75mm galvanised round wire nails toevery rafter they cross. Lateral restraint to gable walls provided by galvanised mild steelel anchor straps 30 x 50mm. 100mm downstand build to inner leaf of cavity gable wall and fixed to at least 3 No. truss rafters at both ceiling and rafter level at maximum 2.0mC/C. 75 x 50mm blocking to be fixed between truss members in all strap positions onto rafter line of roof 150 x 50mm blocking pieces spilled to underside of rafters. In party wall situation straps are required to ceiling members only. Fascia boards and bargeboards to be 25mm thick x depth to suit situation and to be pressure treated. 100mm minimum insulation to be provided in the roof space.
Ceiling finish to be 12.7mm plasterboard finish with taped joints and artex finish. Cross ventilation to roof space to be provided by soffit grill giving continuous ventilation of 0.3% of roof area. Minimum width of ventilation grill to be 25mm. All structural timber in roof space to be GS Grade or equivalent. Trusses to be fixed to 100 x 50mm softwood tanalised wallplate. Wallplate fixed to inner leaf of cavity wall with type 230 x 2.4mm galvanised mild steel anchor straps. Minimum 600mm long, 500mm from corners and 1000mm maximum C/C. Feader tank to central heating system to be supported on 50x100mm bearers over minimum 3 No. trusses with maintenance walk way to access hatch, see note on drawing. Structural timber to be GS Grade or equivalent grade where required.

DPC's
DPC's to be provided to all openings in external walls, also to both leaves of external and party walls and structural internal walls at 150mm above ground level. All vertical DPC's to be black polythene 500 microns to BS743. DPC's shall be continuous, lapped or welted at floor level to be continuous with damp proof membrane. Cavity trays to be installed where necessary with lead over flashings, saddles and soakers as required. Horizontal DPC to be bitumen based with sealed joints.

Drainage.
All above ground drainage to comply with BS5572 1978. (Surface water drainage) to be 180mm half round guttering with 64mm diameter matching downpipes, leading to 82mm diameter underground pipes. Pipes to be flexible jointed, in accordance with manufacturers instructions with minimum 1:60 fall laid, and surrounded in 100mm pea gravel

Windows.
To have timber double glazed units throughout. Draught proofed with opening sashes to provide minimum of 20% of the floor area of each room as opening vents, and patio doors to have ventilation grilles at head to give minimum 10,000 mm² free area.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ASHWOOD HOMES

NOTES

3a. CONCRETE TO GARAGE FLOOR TO BE GRADE C20P

ASHWOOD HOMES
Build a Better Neighbourhood
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX TEL: HOLBEACH (0406) 23388
REGISTERED HOUSE BUILDER

PROJECT
Residential Development At
FOX'S LOW ROAD
HOLBEACH
PLOT 3 GARAGE

AMENDED PLAN

DRAWING DESCRIPTION: garage plans

DATE: MARCH 1989	DRAWN: M. CHARLTON
DRWG No.: 89-019-2	SCALE: 1:50, 1:100

REVISIONS	DES	DATE	SIGN
A	Rev For Building Regs.	13/4/89	MA
B		19/7/89	MCW

PLANNING

CHECKED BY

SOUTH HOLLAND D.C.
BUILDING REGS DEPT
S. ANDREWS
ISSUED
REF 414/92