SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0455/93 Received:17-MAY-93 Type:OUTLINE

Name: J F & B Hook
Weldon
Cross Street
Fleet Road, Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of two dwellings

Location : Branch's Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and 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.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

4 The effective width of the access shall be 4.25 metres.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

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

5 No part of any wall, hedge or fence shall, for the whole site frontage, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

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.

6 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.

Director of Planning and Building Control Services
28-JUN-93 H05/0455/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0455/93

Date Registered 17 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J F & B Hook
Weldon
Cross Street
Fleet Road
Holbeach
Spalding Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
1. Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Branch's Lane, Holbeach, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 No. dwellings

Please complete

Signed R. Gilham

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240.00 If you consider no fee is payable include a written explanation instead.

Date 14th May 1993

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 Certificates**

or This is an **outline** application [✓]

Please state Site Area 0.12 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

Agricultural

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: Branch's Lane
Will there be— Individual access(es) ✓ / New estate road

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

On site parking/garaging

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	Yes	➡ Application No. H09/1211/92

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date 14th. May. 1993 . .

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 14th. May. 1993 .

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

H09/0455/93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours :
Boundaries : conifer hedging on East & West
Site Features : Flat open ploughed fields.

Inspected by
Date JP 25/5/93

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

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

OK – but see previous files for Committee view.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: JP

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

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

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H09/0455/9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

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

Note
* Longer expiry
G Group available

Case Officer JOHN BLACKLOCK

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

ADMIN RECORD SHEET

Initial

Submitted Fee £240

Receipt No P3690

Date first Rec'd 17 MAY 1993

Registration

Reference HO5/0455/93

Cross-Ref N/A

Date 18/5/93

Validation

TYPE OUTLINE

Site area 0.12
No of dwellings
Floorspace

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

Description to be recorded: Erection of 2 Dwellings

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £240
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 170 OS Plots —
Grid ref 537180 324640

Ward D Parish FLEET

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

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

Linked to site Ref 1343
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

0087/93
0104/81
0103/88
1211/92 – NOT IN SYSTEM

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

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 23rd June, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

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

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

In attendance: Councillor D. Dewsberry and the Press

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

452. MINUTES

The Minutes of the meeting held on 8th June, 1993 were signed by the Chairman as a correct record.

453. PLANNING APPLICATIONS

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

RESOLVED:

(a) **Applications Granted**

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

Plan No. and Applicant		Proposal
H08/0430/93 Mr M Waltham		Swimming pool and enclosure structure at Bridge House Farm, Gosberton Bank.
H14/0442/93 Mrs R Moss		Extension to form dining room and minor alterations at 57 Pennytoft Lane, Pinchbeck.
H05/0455/93 J F & B Hook	O.A.	Two dwellings at Branch's Lane, Holbeach.
H16/0459/93 Broadgate Builders (Spalding) Ltd.		House with detached garage at Plot 3, Bramble Grange, Woolram Wygate, Spalding.

(It was reported that the development was for a senior officer of the Council's department of Planning and Building Control Services.)

APPLICATION REFERENCE: H05/0455/93 DATE RECEIVED: 17-MAY-93

TYPE: Outline

DESCRIPTION: Erection of two dwellings

LOCATION: Branch's Lane, Holbeach

APPLICANT: J F & B Hook AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Objection from Parish Council.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 23 JUN 1993

RECOMMENDATION

Grant Planning Permission.

COMMENTS

1 The Committee will recall that at its meeting on 9 March 1993 the Committee resolved to refuse planning permission reference H05/0087/93 on grounds of backland development and adverse effect on amenities of neighbouring residential property. The submitted layout provided for tandem development within the site.

2 The current application provides for a development of two bungalows positioned alongside each other but served off one access : the inherent difficulties of tandem development are thus obviated.

3 However one of the proposed bungalows would be located some 19 metres behind an existing bungalow fronting Branch's Lane and therefore to this extent constitutes a form of backland development.

4 Nonetheless, it is considered that, in practice, the development will not give rise to the problems of disturbance associated with backland development. The proposed access would be a minimum of 5 metres from the boundary of the frontage property to the north and 7 metres from that to the south. Furthermore, a substantial hedge some 1.8 metres in height separates the frontage bungalow from the proposed development at the rear.

REPRESENTATIONS

Parish Council: Not happy with tandem development and shared access.

SCHEDULE OF CONDITIONS

1 SC33 - (Time Limit).

2 SC8 - (Details).

3 B22 - (Access and Turning Space To Accord With Application).
Reason: B21.

4 B10 - (Width of Access)...4.25 metres.
Reason: B6.

5 B18 - (Visibility At Access) (amended)...No.....shall for the whole site frontage, exceed 0.6 metres in height...
Reason: B4

6 SC21 - (Landscaping Scheme).

7 SC27 - (Implementation of Planting).

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

H05/0455/93
OUTLINE

Applicant: J F & B Hook
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Erection of two dwellings

Location: Branch's Lane
Holbeach
Spalding
Lincs

Valid date:	17-MAY-93	Terminal date:	12-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	24-MAY-93	Report deadline:	09-JUN-93
Inspected by	31-MAY-93		
Extra contacts	07-JUN-93	Case Officer:	
Report if not clear by	21-JUN-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		25-MAY-93	15-JUN-93
Clerk to Fleet PC	Holbeach 26739	20-MAY-93	03-JUN-93
Cllr B A Paul	0406 23100	20-MAY-93	27-MAY-93

SITE RECORD

Grid ref: 537180 324640
OS Sheet: 170 Parcel:

A C C — OS Attached for CS 20/5/93

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1993
Attention of
DPO NEM
DDPO ES
IC ACP
Action by .....
Discuss with .....
Reply by .....
File Nos. 23/6 Chelm
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/455/93/JAM **Your Ref.**

Date 8 June, 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - J.P. & B. HOOK
2 DWELLINGS AT BRANCH'S LANE, HOLBEACH

Thank you for 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.

The watercourse along the sites Northern boundary is privately owned and maintained and the riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to it. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

From the Eastern boundary of the site, the watercourse is maintained by my Board, being the Devils Hill Drain and accordingly the Byelaws as summarised on the enclosed standard conditions will apply. I am pleased to confirm the indicative layout shown on your drawing No. 771677/3 does not infringe my Board's requirements but I shall of course require full details in due course.

I understand 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. Bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The applicant is advised that should a direct surface water outfall be constructed 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 storage facilities are provided.

The contribution rate is currently £7,040 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-K/455/93/JAM Your Ref: 8 June, 1993

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

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

Yours faithfully,

JJ Elsey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

Status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB
Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 8th June 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr J Blacklock

Our Ref: 771677/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED 2 NO DWELLINGS AT BRANCH'S LANE HOLBEACH FOR J F & B HOOK

Further to our recent telephone conversation , I confirm that the siting is to be included as part of the application.

Yours faithfully

A E Waterhouse

pp. B. Gilham F.F.B.

455/93

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1993

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: H05/0455/93

Applicant: J F & B Hook
Weldon
Cross Street
Fleet Road, Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of two dwellings

Location: Branch's Lane Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 17-MAY-93

20-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 03-JUN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

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

Attention of	File Nos.
DPO NGM	
DDPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

FOR PARISH COUNCIL USE ONLY

Comments:
NOT HAPPY WITH TANDEM DEVELOPMENT AND SHARED ACCESS.

Signed:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2690
Date received : 17-MAY-93

Received from

J F & B Hook

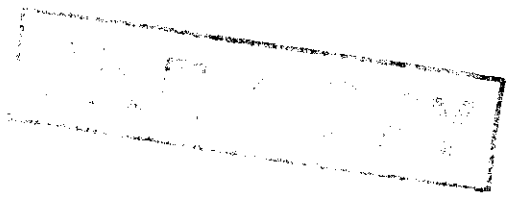
Address

Weldon
Cross Street
Holbeach
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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



status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343
Fax: (0406) 490702

Date 14th May 1993

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

The person dealing with this matter is: B. Gilham

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAY 1993
REF ..0455/93.

Our Ref: 771677/BG/AEW

Your Ref:

Dear Sir,

RE: PROPOSED 2 NO. DWELLINGS AT BRANCH'S LANE HOLBEACH FOR J F & B HOOK

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771677/3.
3. Cheque to the value of £240.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/455/93.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	7	1	2	4	6

2. Address or location

BRANCH'S LANE, HOLBEACH

3. Name, classification and number of road

UC

4. Date application referred 20-5-93

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF 2 DWELLINGS

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 10~~b as shown overleaf.~~

Date: 20/5/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS: –

Delete as appropriate

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

(ii) For other applications

(1) B22

(2) B10 - - - 4.25

(3) ~~Northern~~ B18 (amended) No - - - - - - shall, for the whole site frontage, exceed 0.6m in height - - -

Delete as appropriate

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

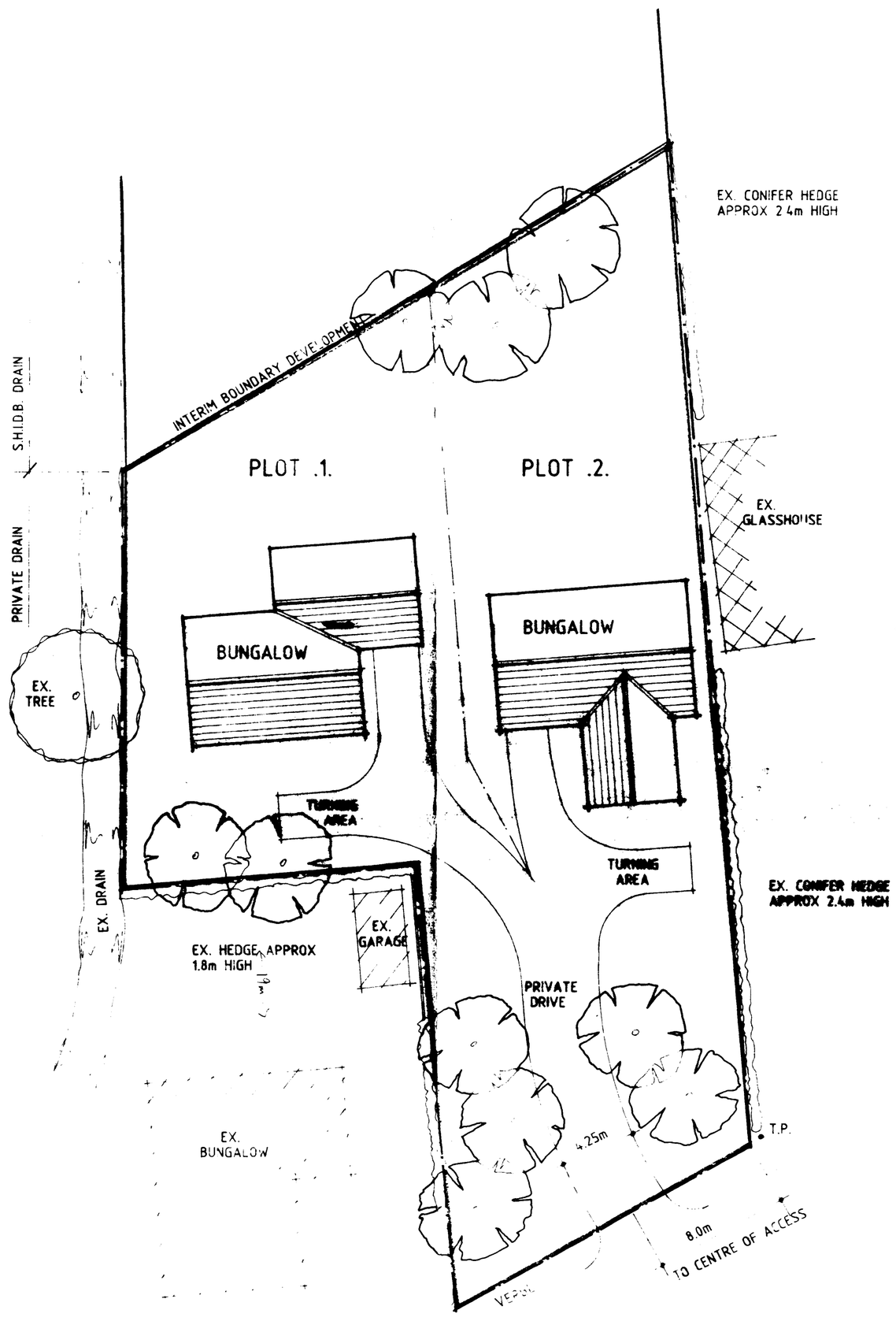
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) B6

(3) B4

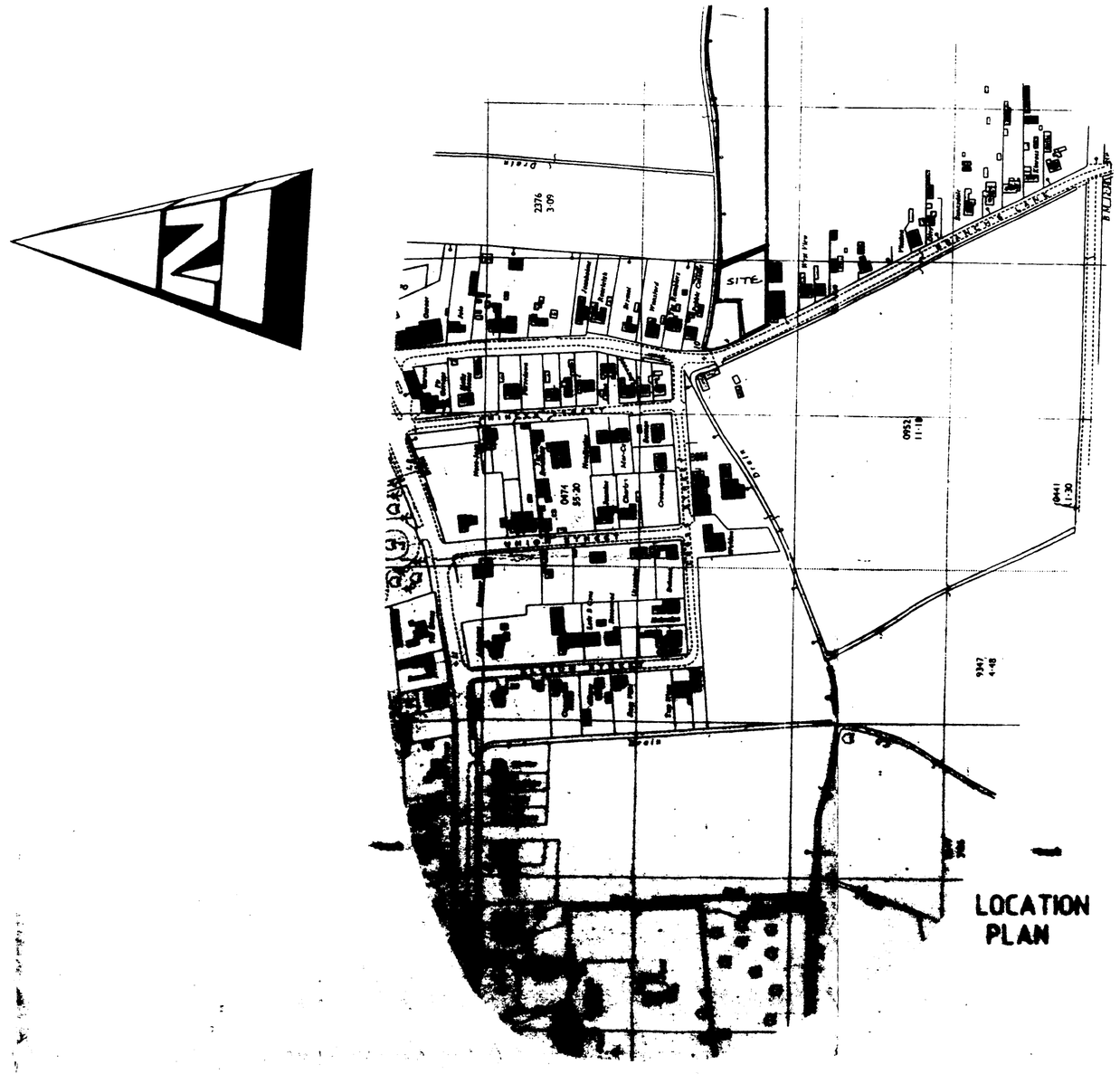
Note: – use continuation sheet(s) as necessary.



SITE PLAN

NOTE

THIS DRAWING SHOWS AN INDICATIVE LAYOUT ONLY



Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

It is to be noted that this drawing is not a conveyancing document.

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

PROPOSED 2No DWELLINGS AT BRANCH`S LANE, HOLBEACH FOR

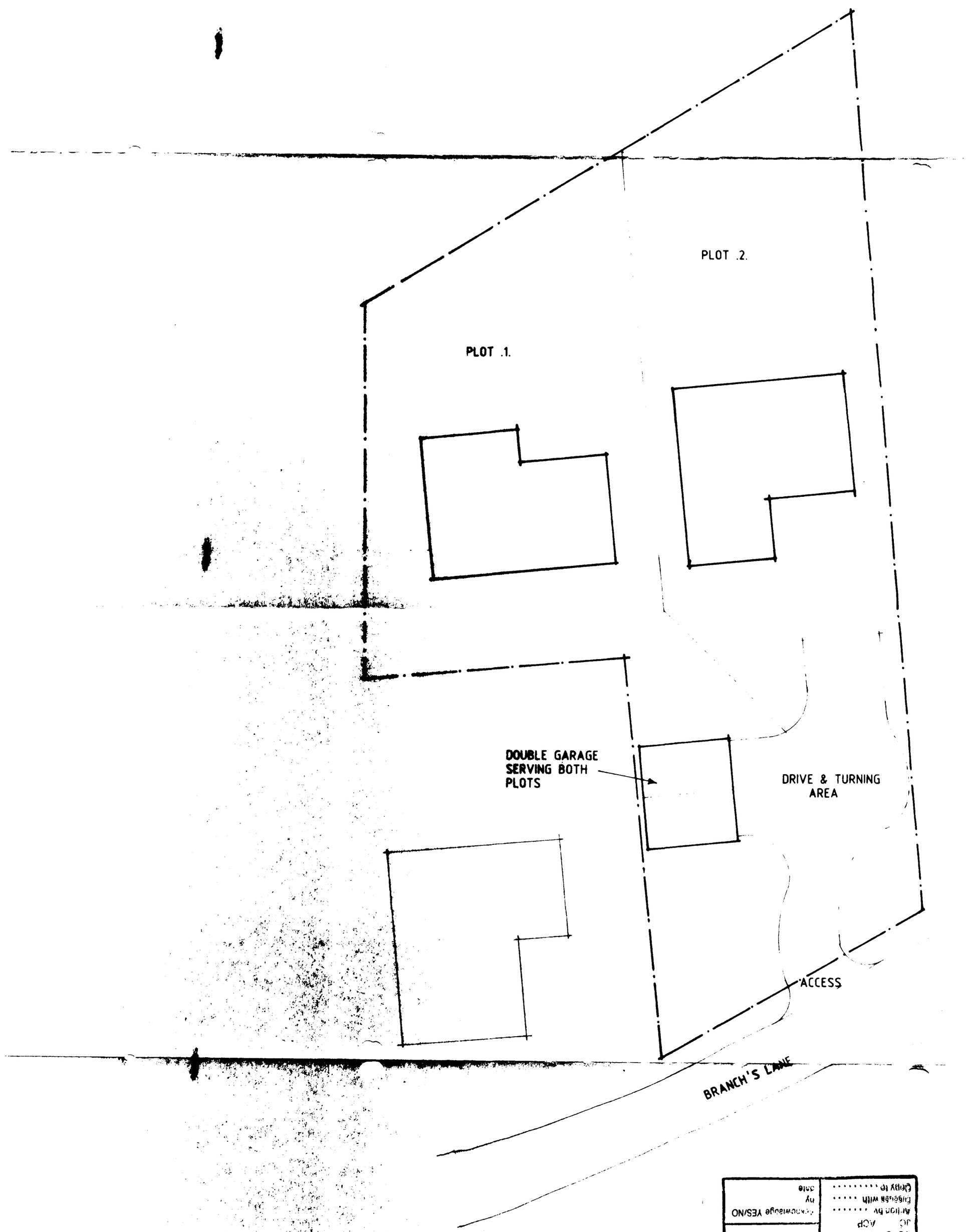
J.F. & B. HOOK.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAY 1993
REC. GLASS

1:200 1:2500 771677/3

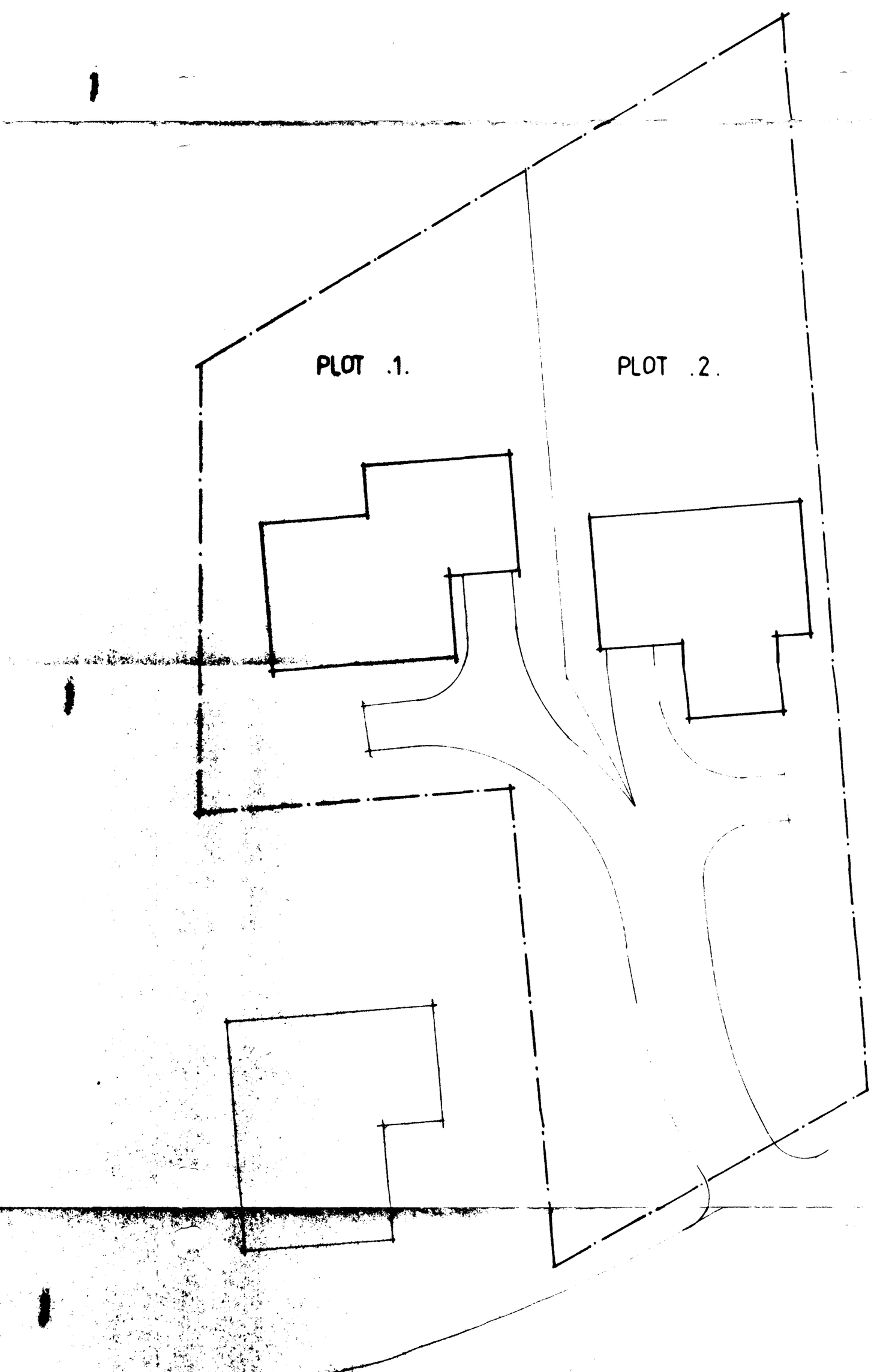
MAY-93 B.GILHAM

Architectural, Planning & Building Design Consultants



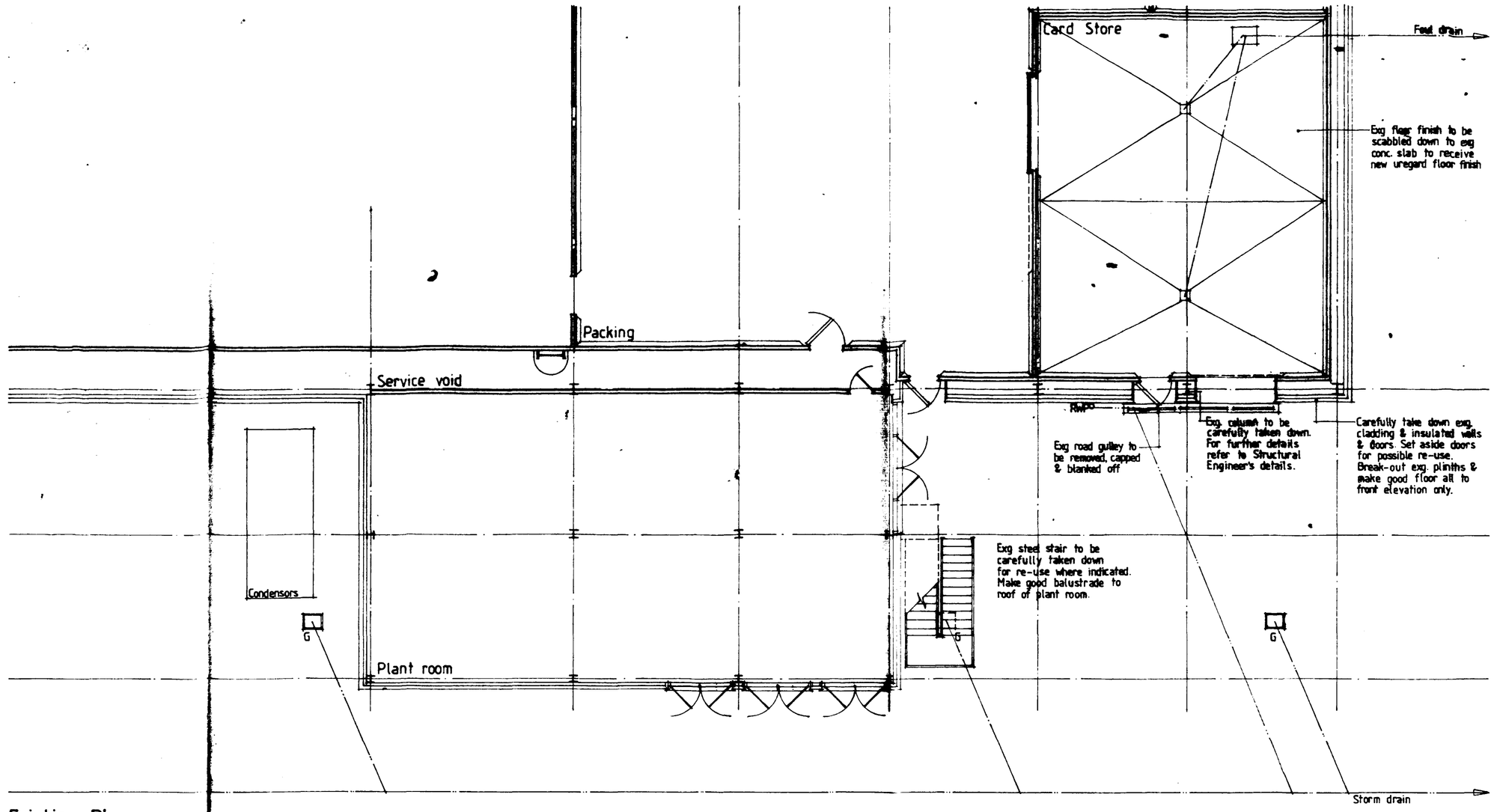
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 APR 1993
Application of
DPO NHM
DOPO BS
JC ACP
Acknowledge YES/NO
Action by .....
Discuss with .....
Reply to .....
by
date
File Nos.

FEASABILITY LAYOUT .1.

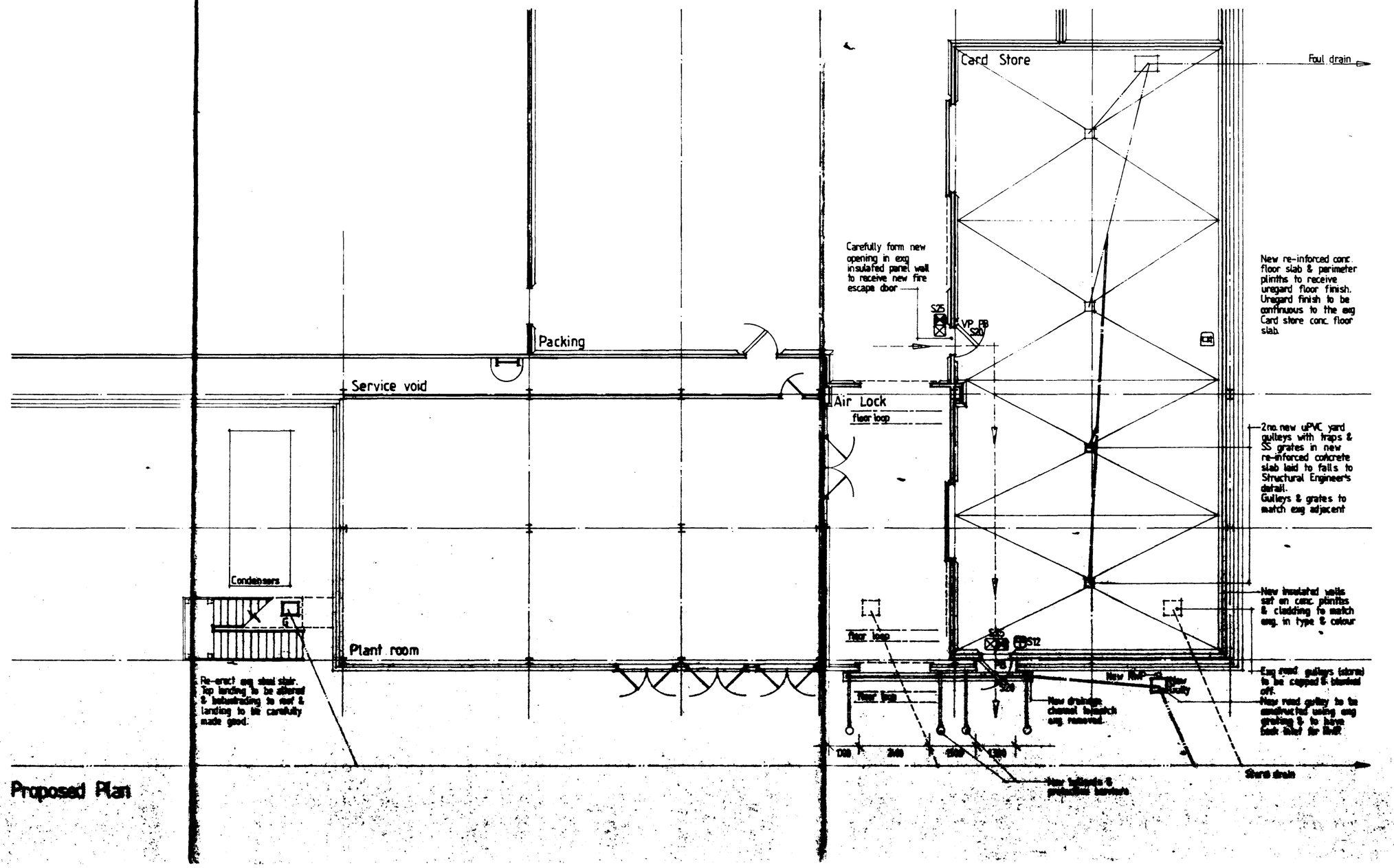


FEASABILITY LAYOUT . 2 .

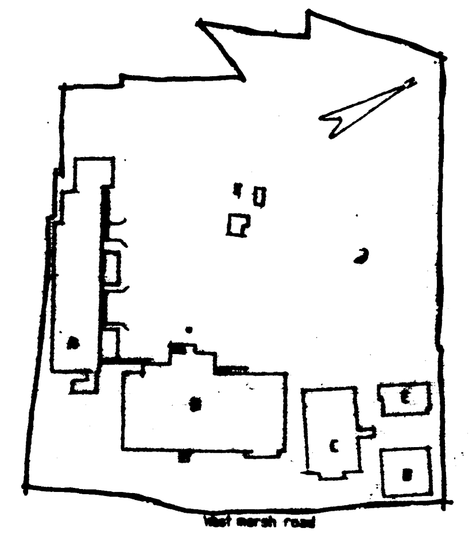
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 APR 1993
Attention of
DPO NHM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
file Nos.
Acknowledge YES/NO
by
date



Existing Plan



Proposed Plan



Location plan

Key:

FD30S	½ HOUR SMOKE RESISTING FIRE DOOR
SC	SELF CLOSING DEVICE
VP	VISION PANEL
PB	PUSH BAR
	LUMINAIRE EMERGENCY/SAFETY
	LUMINAIRE, EMERGENCY SELF CONTAINED
EXIT	EXIT SIGN, INTERNALLY ILLUMINATED
S	SMOKE DETECTOR
	MANUAL FIRE ALARM CALL POINT
	WARNING DEVICE - SOUNDER
	ESCAPE ROUTE, DIRECTION TO FOLLOW
	ESCAPE ROUTE FINAL EXIT
S12	FIRE ACTION SIGN
S13	FIRE DOOR KEEP SHUT
S14	FIRE DOOR KEEP LOCKED
S20	FIRE ESCAPE KEEP CLEAR
S22	FIRE EXIT
S25	PUSH BAR TO OPEN
S26	DIRECTIONAL ARROW (GREEN)

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1985
REF. ...

Stewart Martin & Associates
architectural design & construction management
15 Upper Ring Road, Leicester LE7 4RF. Tel: 01533 259130 Fax: 01533 594078

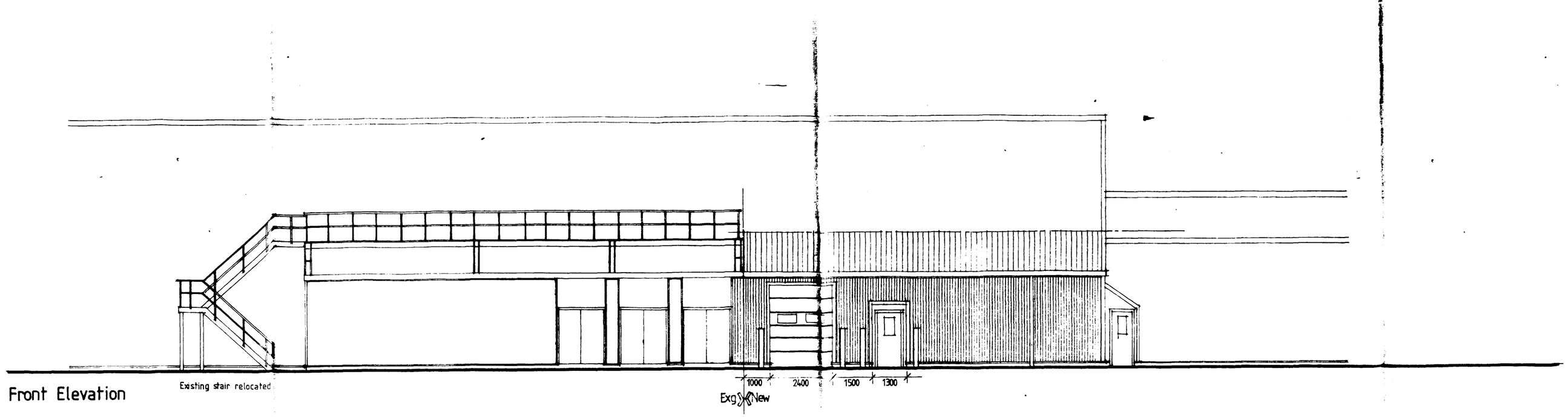
Client: Guest Prepared Foods

Project: Proposed Card Store

Title: Exg. & Proposed Plans

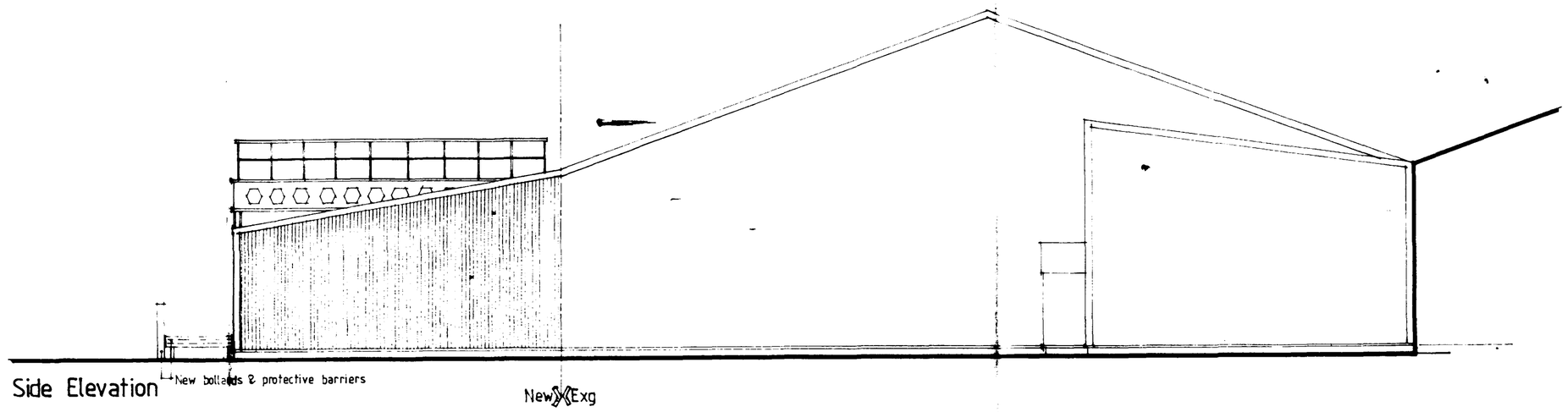
Scale: 1:100 | Drawn: MT | Date: 3.4.85

Drawing: - | Dwg. no.: 01 | Check: -



Front Elevation

Existing stair relocated



Side Elevation

Materials/Colours:
To match exg in type & colour

Note:
Dwg to be read in conjunction with dwg no 177/01

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1993
REF ..0447/93..

Stewart Martin & Associates
architectural design & construction management
15 Upper King Street, Leicester LE1 6XF. Tel: 0533 755155 Fax: 0533 546278

Client: Geest Prepared Foods

Project: Proposed Card Store

Title: Elevations

Scale	Project no.	Date
1:100	177	Apr 93
Stage	Drg. no.	Rev'n
	02	