BRIAN .ITH 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: H05/0855/92

Applicant: Hurnfield Hargate Ltd
Washway Road
Fleet
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Lincs

Description: Erection of night stop (Motel) and car parking areas

Location: Washway Road
Fleet
Spalding
Lincs

Type: FULL

Date received: 14-AUG-92

29-OCT-92

Dear Sir/Madam

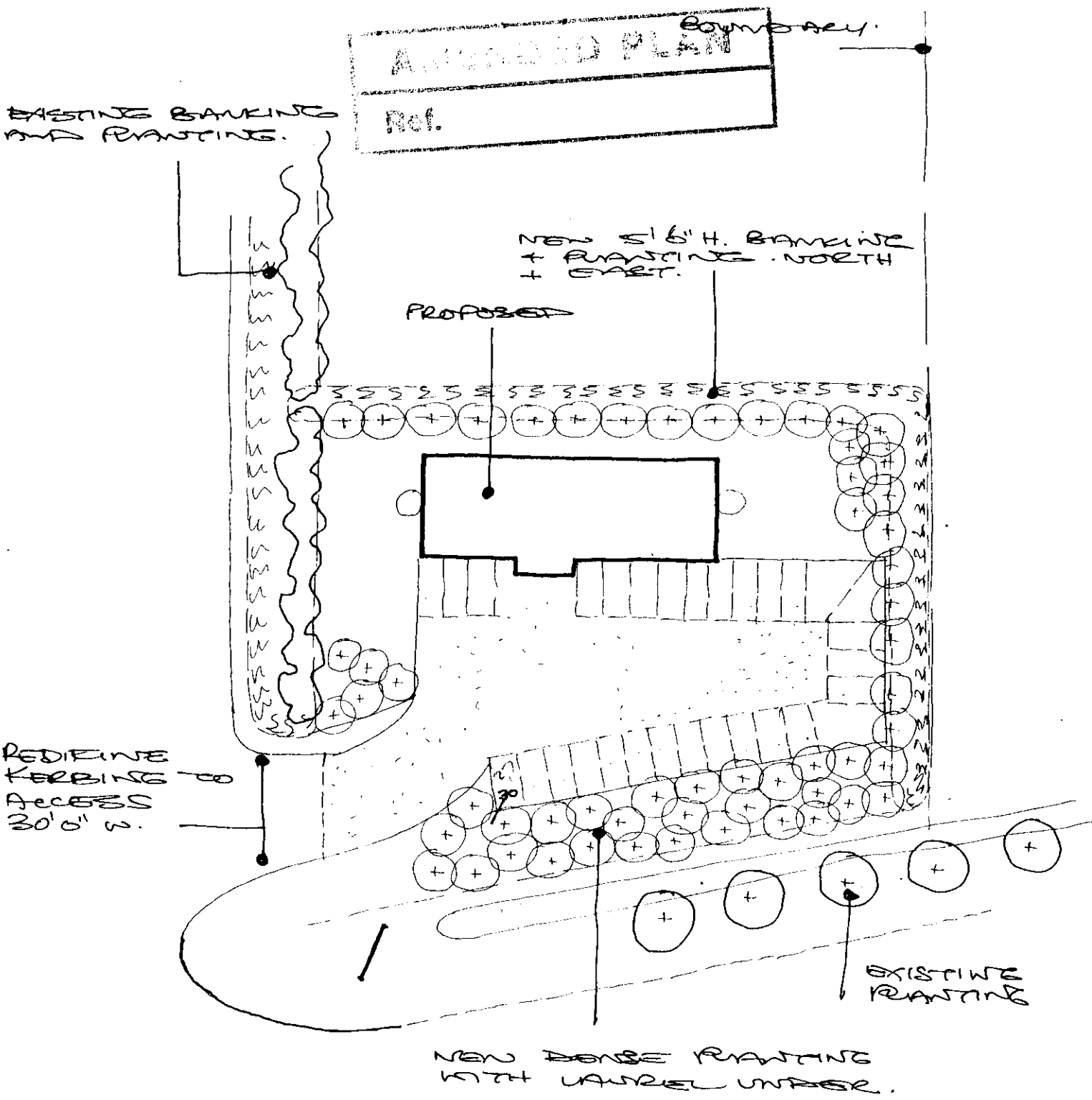
TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

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

Yours faithfully

Director of Planning and Building Control Services



BLOCK PLAN. 1.500 SCALE. DWG 9234/3C.

555/82

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0855/92

Date Registered 10 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

HURNFIELD HARGATE LTD
WASHWAM ROAD.
FLEET.
SPALDING
LINCS.

Tel. No.

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

LOWETH CONLING DESIGN
STATION HOUSE
STATION STREET
HOLBEACH. LINCS.

Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WASHWAM ROAD. FLEET SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF NIGHT STOP (MOTEL). AND CAR PARKING AREAS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £280.-00 If you consider no fee is payable include a written explanation instead.

Signed. [signature] Date 7.8.92 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 [ ] (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. If building works are proposed, please state extra floor space to be created: 540 sq. metres

B. Please state size of any new structure:- (a) max. height: 21' 0" ~~metres~~
(b) max. length: 93' 3" ~~metres~~
(c) max. width: 31' 2" ~~metres~~

C. Please state type and colour of materials for facing external walls: to match existing buildings on site.

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.

opp site of garden centre.

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:
Will there be—
Individual access(es) [ ]
New estate road [ ]

C. What provision will be made for garages or parking within the site? provided see block plan

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.	YES	➡ 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. Please see agents cover

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑ ➡

new build

Proposed total gross floorspace 540 sq. m. Previous total gross floor space — sq. m.

This new total includes the following net floorspace:

Retail — sq. m. Office 6·4 sq. m. Indistrial — sq. m. Warehousing — sq. m.

Other 533·6 sq. m. ➡ If so, please state use: bedrooms (w.c's etc.

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	2 other units on site to remain as existing.		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	—		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	tied to main cafe restaurant complex.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	—		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	provided on site Please see block plan.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	Tues. 20.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	provided.		

letter. Thank you.

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 7/8/92

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 7/8/92

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 .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport ✓	.....	19-AUG-92 JAB
Environmental Serv. ✓	.....	19-AUG-92 JAB
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer JOHN BLACKWOOD **Recorded on board:**

APPLICATION ASSESSMENT

SEE DESCRIPTION

Notes for Case Officer

Site Inspection | Accuracy ✓ | Neighbours | Boundaries

Site features FLAT CULTIVATED. NO NATURAL BOUNDARIES. STRIP FOR PARKING ADJACENT TO LOBBY PARK. EXISTING ADJACENT BUILDING → RED BRICK / RED TILE.

Other

SITE NOTICE POSTED & DATED 20/8/92

Inspected by

Date JAS. 20/8/92.

Notice posted by

Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 880 P1522.

Receipt Issued

Date first Rec'd 10 AUG 1992

Registration

Reference HOS/0855/92

Cross-Ref R.

Date 11/8/92

Validation

TYPE Full.

Earliest permission

Site area

No of dwellings

Floorspace 240

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 880.

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 197

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward TD

Parish FLEET

Inside IBD NO

Inside LP area NO

TR Rural YES
TR Bypass YES
Level Cross –
Footpath –

CA
LB
TPO /

Linked to site

Ref 734

Linked to property

Ref

Planning Records:
Earlier apps

90/0100

B Reg Records:
Already submitted – Ref
Request
Requested

9/8/92

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SHDC.
Plans Dept.
Priory Road.
Spalding - Lincs.

26th Oct 92.

F.A.O. Mrs E. Maxwell.

Ref. HOS/1089/92.

Further to yours of the 19th Oct 92. please find enclosed coloured plans all as requested.

We would also confirm that application HOS/0855/92 should be withdrawn and HOS/1089/92 (the new submission) taken as the replacement all as agreed with Mr. Blacklock. Thank you.

Yours faithfully.

BRIAN ITH 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: H05/0855/92 Type: FULL

Applicant: Hurnfield Hargate Ltd
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of night stop (Motel) and car parking areas

Location: Washway Road
Fleet
Spalding
Lincs

Valid date: 14-AUG-92
Target dates:
To case officer 19-AUG-92
Inspected by 24-AUG-92
Extra contacts 29-AUG-92
Report if not clear by 18-SEP-92

Terminal date: 09-OCT-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 540 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	19-AUG-92	02-SEP-92
Cllr B A Paul	0406 23100	19-AUG-92	02-SEP-92
Department of Transp	0602 476121	19-AUG-92	02-SEP-92
Dir of Environmental		19-AUG-92	02-SEP-92
Site/Press Advert MIN		25-AUG-92	15-SEP-92

L.C.C - No Comment - Trunk Road fs 26 8 92.

SITE DETAILS

Grid ref: 538950 325300
OS Sheets: 152 Parcel:

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

9234.

APPROVED PLANS
Ref.

SHDC.
Plans Dept.
Priory Road.
Spalding.

9th Sept 92.

F.A.O. Mr. Blacklock.

Dear Sir Ref. H05/0855/92.

Further to our meeting early this week please find enclosed drawings for your consideration of revised elevation to the right-hand and to the siting of same.

No doubt you will contact us a.s.a.p. with your comments in order that the application may proceed at speed. Thank you for your attention to date regarding this matter.

yours faithfully.

Enc. Elevation dwg.
Block Plan dwg.

SOUTH HOLLAND D.C.
REF ACK ITL

Rang: 12/9/92 - 2 pm - no reply
Rang 14/9/92 - 3pm - no reply.

16/9/92

Meeting with Chris Lowth — John Chapman present

Discussed various implications of car park siting of Motel.

Agreed :—

(1) Motel to be sited further eastwards.

(2) John Sykes to make alterations of motel to be discussed with.

(3) Fire escapes to be retained

(4) Contractor can prolong sprung to be moved next to existing council land to west of proposed Motel.

(5) No landscaping / Tree planting on eastern boundary.

(6) Car parking to be surfaced with tarmac bonded in pea shingle.

(7) Windows & doors panelling on Motel to be more recessed

(8) A ~~Fresh~~ application required before fee payable

Thanks

16/10/92 Telephoned Mr Lowth (answering machine) advised him we were awaiting fresh application.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 15.9.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL
(f.a.o. J. Blacklock)

YOUR REF:

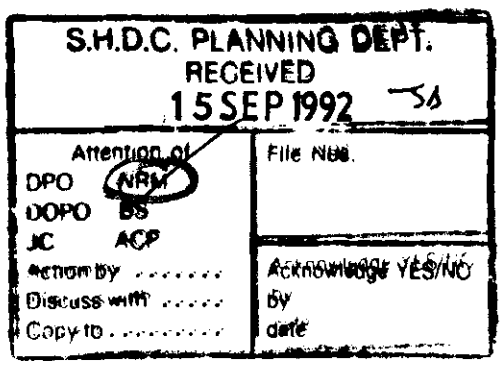
Planning Application H05/0855/92
Motel and Car Parking, Washway Road, Fleet

I write further to our discussion concerning the above and would suggest that a scheme incorporating the motel along the eastern boundary would afford the greater protection to the nearby dwellings from any nightime car parking activities.

Alternatively, screening of the eastern boundary and revised parking facilities to the western aspect should afford appropriate protection bearing in mind the current noise climate of this location abutting the A17.

I trust this information is of assistance of you.

Director of Environmental Services



THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEPHONE 0602 476121 Ext. 588
FAX 0602 799743
GTN 6202

The Director of Planning and
Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE
For the attention of Mr N R Midlen

Your Ref: NRM/WL

Our Ref: F389251

Date: 14 September 1992

Dear Sir

PROPOSED DEVELOPMENT AT HURNFIELD HARGATE, WASHWAY ROAD, HOLBEACH

I refer to your letter of the 22 July about plans for future expansion of the development on the north side of the A17 Washway Road.

I have discussed this question with your Mr Blacklock by telephone and explained that we are not in a position to object to the current planning application for a motel (ref no. H05/0855/92) because of a previous approval granted for a petrol filling station on the development complex, which would create more traffic than this proposal. However, the Department of Transport is very concerned about the highway implications of continuing development on both sides of the road at Fleet Hargate. In 1990 we carried out a scheme intended to improve road safety by rationalising access into both developments and providing right turn lanes in the centre of the trunk road. The Payne brothers each contributed a small proportion to the cost of the improvement. Clearly however road safety is likely to suffer in relation to the amount of turning and crossing traffic. We are concerned that since the roadworks there have been several serious accidents including one fatality.

I would welcome a meeting with yourselves but not with the Payne brothers or their agents, to discuss options in regard to future further development proposals. Depending on the outcome I may be prepared to subsequently meet either of the Payne brothers. Perhaps you would like to contact me by telephone to make the detailed arrangements.

Yours faithfully

J. H Barrett

J H BARRETT
for Director of Network Management & Construction

7/9/92.

DISCUSSION WITH CHRIS LOWETH

OUTLINED MY CONCERN ON :-

1. DESIGN OF BUILDING - ROOF PITCH TOO SHALLOW/ FIRE ESCAPES/ PORCHWAY OUT OF SCALE/ TOO HORIZONTAL AN EMPHASIS OF BUILDING.
2. PROXIMITY OF MOTEL TO LOCAL PARK.
3. POSITIONING OF CAR PARKING - TOO VISUALLY PROMINENT.
4. LACK OF LANDSCAPING/ AREA BUNDING.

AGREED :-

1. DESIGN OF BUILDING.

'FOOT TIP' SKETCH TO BE SUBMITTED INFORMALLY SHOWING GABLE ON FRONT ELEVATION (GABLE WITH PITCHED ROOF EXTENDING FROM EXISTING ROOF) ; INCREASE IN ROOF PITCH TO 30% PLUS ; VERTICAL WOOD BOARDING BETWEEN WINDOWS ; BRICK 'PLINTH' IN DIFFERENT COLOUR ; REDUCTION IN WINDOW WIDTH EITHR SIDE OF PROPOSED GABLE.

2. PROXIMITY TO LOCAL PARK

VIEWS OF ENVIRONMENTAL HEALTH TO BE OBTAINED.

3. CAR PARKING

AGENT TO BE ADVISED OF REPOSITIONING OF CAR PARK BEHIND PROPOSED MOTEL INVOLVES A FEE - AS NEW APPLICATION WOULD BE REQUIRED (CHECKED WITH ANDREW PICKERING - A NEW FEE IS NOT REQUIRED).

(K) LANDSCAPING

AGENT STATES CLIENT AGREEABLE TO PROVIDING CAT A BUND IF NECESSARY AND SUBSTANTIAL LANDSCAPING.

CHECK.

1. NEIGHBOURING PROPERTIES.
2. FREE SCAPE ON FORTE MOTOR CORP SITE ON.
3. CAR PARKING REQUIREMENTS. (25)
(4) LANDSCAPING REQUIREMENTS — M8 & M5 FRONTAGE OF SITE ESPECIALLY.
(5) ACOUSTIC FENCING?

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0855/92

Applicant: Hurnfield Hargate Ltd
Washway Road
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Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Lincs

Description: Erection of night stop (Motel) and car parking areas

Location: Washway Road Fleet
Spalding Lincs

Type: FULL

Date received: 14-AUG-92

19-AUG-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 03-SEP-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 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
- 3 SEP 1992

FOR PARISH COUNCIL USE ONLY

Comments:
Landscaping and Noise Bunding
of Eastern Area and Trees
to be retained

Signed:

DFO

SOUTH HOLLAND Internal Drainage Board.

SB

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

S.H.D.C. PLANNING DEPT.
24 AUG 1992
CEO
DCPO
JC
Action by .....
Discuss with .....
Copy to.....
Acknowledge Y/N
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/855/92/JAM **Your Ref.**

Date 20 August 1992

Dear Sirs,

FULL PLANNING APPLICATION - HURNFIELD HARGATE LTD
MOTEL - WASHWAY ROAD, FLEET

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.

No Board's watercourse adjoins the site which I believe drains via the bordering privately owned and maintained dyke thence a pipeline that may come under the jurisdiction of the Highway Authority to my Board's Hurnfields system situated some 100 metres to the East.

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.

No information is however given relating to the disposal of surface water run-off from the Tarmacadam car parking areas. Should a direct outfall be considered to the fronting private dyke, the consent of the riparian owners downstream should be obtained. If however the dyke and pipeline are vested in the Highway authority, no doubt you will be contacting them.

It will of course be vitally important to prove the adequacy of the dyke and pipeline to accommodate and convey any such increased flows to the Board's system.

Your clients should be advised 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 following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-K/855/92/JAM Your Ref: 20 August 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

Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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 Ebey

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

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

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Washway Road
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Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
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Description: Erection of night stop (Motel) and car parking areas

SOU... PLA...
14 AUG 1992
REF.....

Location: Washway Road
Fleet
Spalding
Lincs

Type: FULL

Date received: 10-AUG-92

12-AUG-92

Dear Sir/Madam

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

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

The whole of the boundary site relating to the application needs to be edg red on the block plans. (Three returned for your use).
Only the site area relating to the application needs to be edged red on th site location plan and other land in the same ownership edged blue. (Three plans returned for your use)

Please return the additional copy of this letter with your reply.

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

Yours faithfully

pp Principal Administrative Officer

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SOUTH HOL... D.C.
PLAN... DEPT.
10 AUG 1992
REF ..H92/0854/92

9234.
SHDC.
Plang Dept.
Spalding. Lincs.

7th Aug 92.

F.A.O. B. Smith Esq. D.P.O.

Dear Sir,

Re:- Humfield Hargate Hfd
Fleet. Spalding. Lincs

Further to our meeting in your offices on the 15th July and our telcon yesterday please find enclosed application documents and fee in respect of the extension to the cafe/restaurant and erection of a night stop.

We trust that you will be able to recommend approval of the proposals to your committee and also arrange for the WITHDRAWAL of the shop application as agreed. Please take this letter as instructions to do so.

Thank you for your help in this matter to date.

Yours faithfully.

AMENDED PLAN

Ref.

NOTES.

① INCREASE PITCH
② ADD GABLE TO MAIN ROOF
③ VERTICAL CLADDING.
④ CONTRAST DENTIL COURSE AT D.P.C LEVEL.



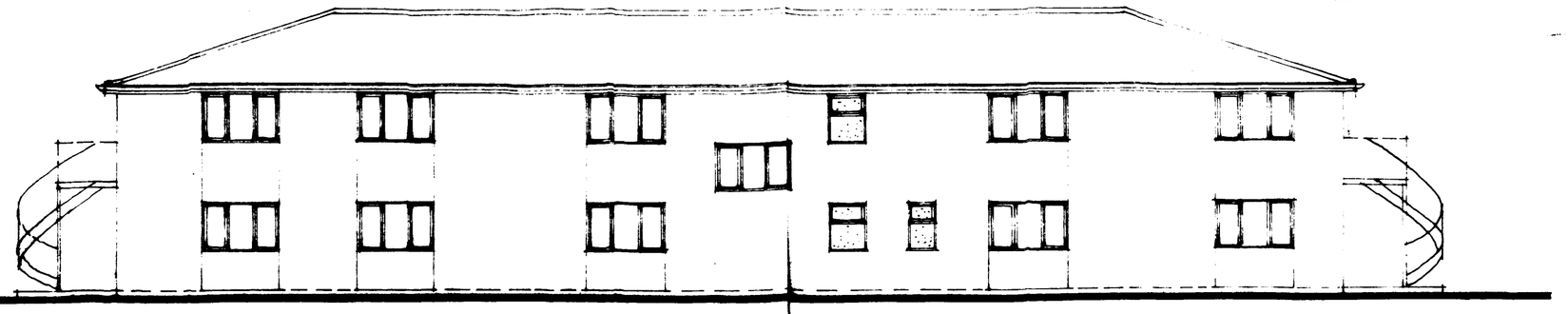
MAIN ELEVATION.

1

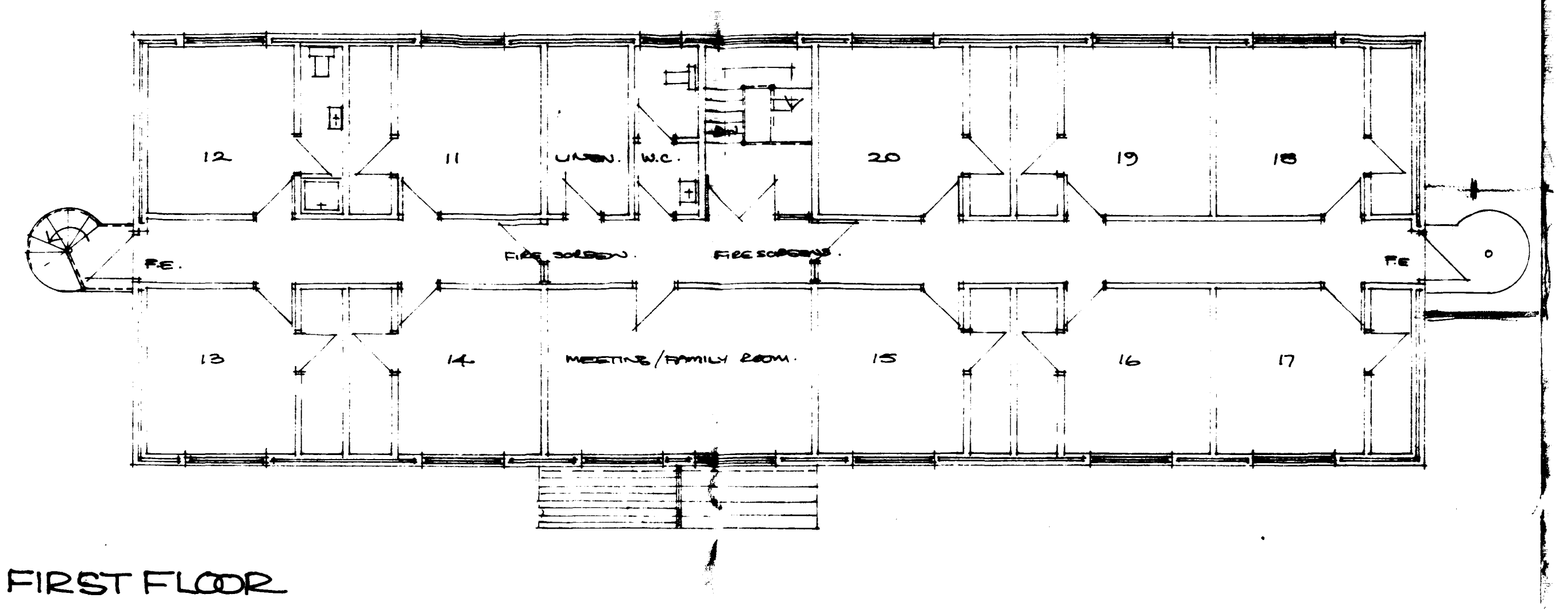
SOUTH HOLLAND D
PLAN DEPT.
10 AUG 1992
REF. H05/0855/92



FRONT.

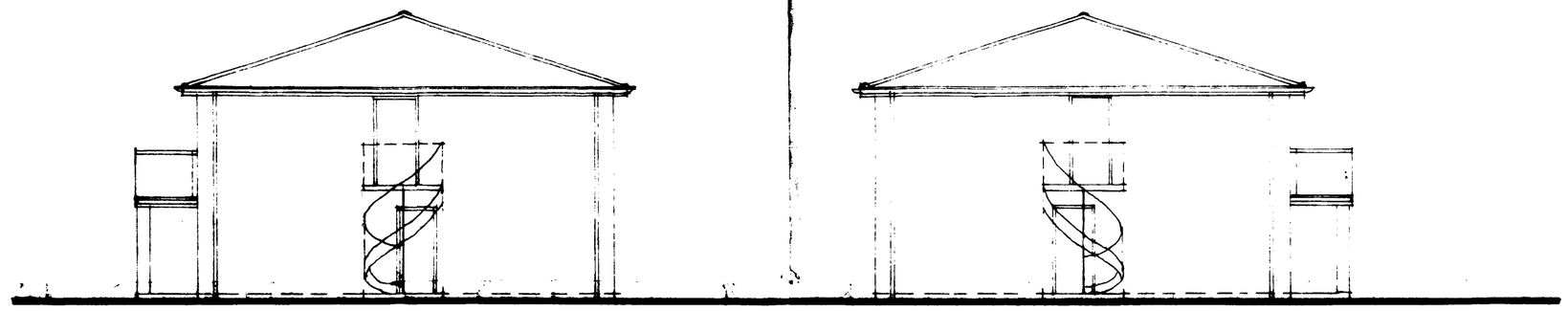


REAR.



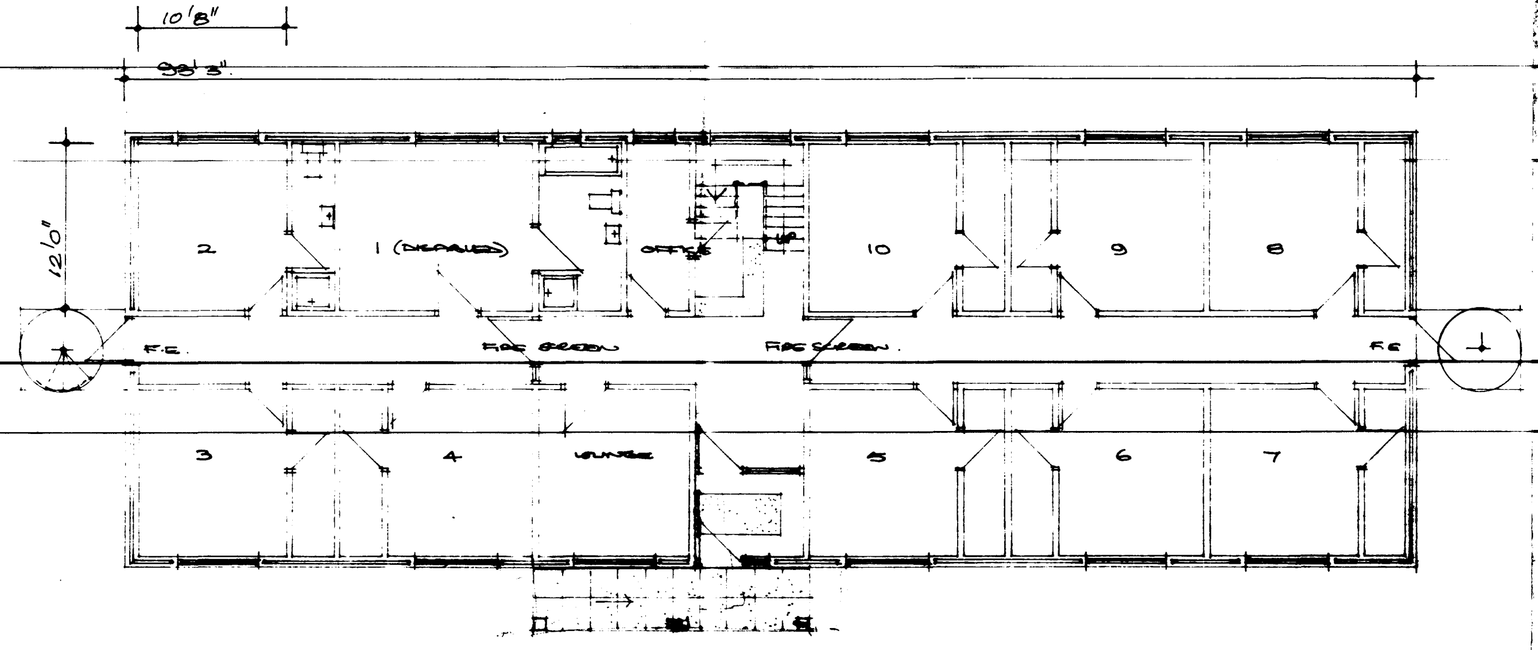
FIRST FLOOR

ROOF TILING + FINIAL BRICKWORK TO MATCH MAIN BUILDINGS ON SITE.
WINDOWS + TIMBER DETAIL TO BE DARK GROWN.

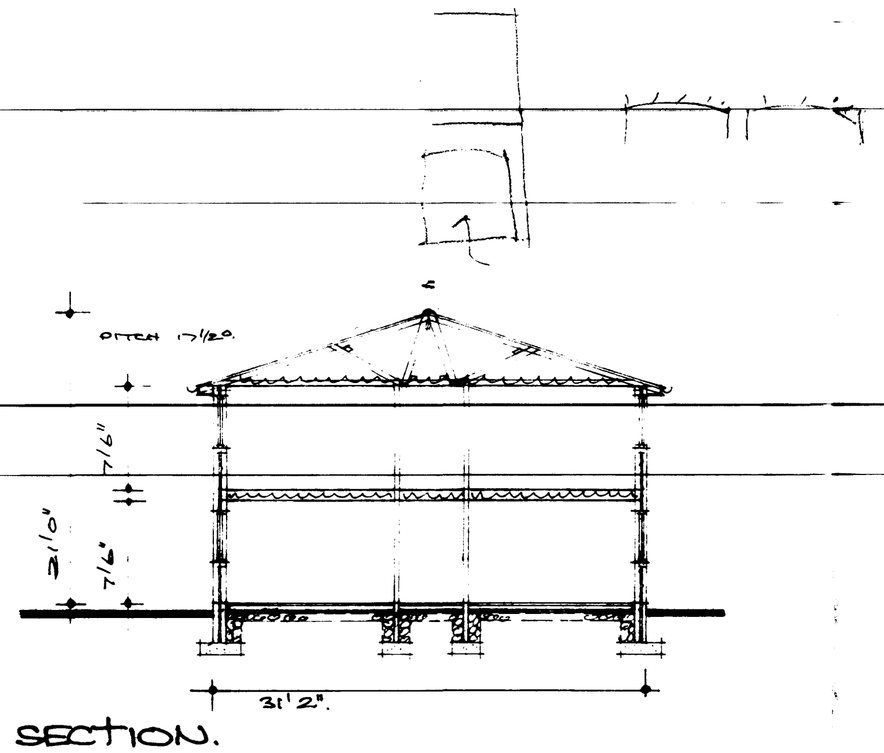


END.

END.



GROUND FLOOR.



SECTION.

HURNFIELD HARGATE LTD NIGHT STOP.

SCALE 1/8" = 1'0". LOWERTH ORNLINE DESIGN. 0406 22826.

9234 SHEET FOUR.

SOUTH [illegible] BOROUGH C.C.
PLANNING DEPT.
10 AUG 1992
REF. No. HOS/0855/92

← LAND UNDER SAME OWNERSHIP →

PADDOCK

EXTERNAL DISPLAY BEDS.

EXIST TREES.

[illegible]NG

ASE THREE

GARDEN

CENTER

AREA USED FOR SPRAY AREA.

STORE SHED.

LORRY PARK

BETULA PENDULA (SILVER BIRCH) WITH LAUREL UNDER. TREE PLANTING HT. 2.5M.

COACHES

EXISTING COMPLEX

CARS

EXISTING BANKING + PLANTING.

EXISTING HARD SURFACED AREA

NIGHT STOP 20 ROOM DEVELOPMENT - TWO STOREY. WITH CAR PARKING AND PLANTING. AS DWG 9234/FOUR.

PHASE TWO.

GRASSED AREAS.

PLANTING AREA

LANDSCAPING

EXIST TREES.

A 17

CASH + WRAP EXTEN. TO EXISTING GLASS HOUSE BLOCKS. CAR PARKING + PLANTING TO BE CARRIED OUT AT SAME TIME.

SHOP EXTENSION ALL AS PER DWG 9068/3 FRONT GRAVEL AREA UPRATED AT SAME TIME.

TO BE WITHDRAWN

CAFE + TOILET EXTEN TO REAR ALL AS PER DWG. 9234/ONE + TWO REAR GRAVEL AREA + PLANTING UPRATED AT SAME TIME

PHASE ONE.

BETULA PENDULA (SILVER BIRCH) TO NORTH AND EAST. SORBUS ARIOPARIA (ROWAN) TO SOUTH ALL WITH LAUREAL UNDER TREE PLANTING HT. 2.5M.

CAR PARKING SPACES TO BE TO HIGHWAY STANDARDS.

SIGNAGE FOR ON SITE USE ONLY. TOP ILLUMINATED.

VFIELD HARGATE LTD. DEVELOPMENT PLAN.

SCALE 1:500 DATE JULY 92. DWG 9234/3A
LOWETH CONLING DESIGN. 0406 22126

× APPROVED DWG