SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0103/92 Received:24-JAN-92 Type:FULL

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed block of up to 8 flats and vehicular parking
Location : Fishpond Lane Holbeach
Spalding

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 Before the development hereby permitted is commenced details of the type and colour of the bricks to be used for external walls shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the flats.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the flats.

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)

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 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.

7 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.

8 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.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 30 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.

10 Storm water discharge into the adjacent ponds shall be to NRA approval and subject to their conditions.

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 prevent pollution of the adjacent wildlife ponds, in the interest of the amenities of the locality.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority 9 April 1992.

Director of Planning and Building Control Services
31-JUL-92 H09/0103/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0103/92 Received:24-JAN-92 Type:FULL

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed block of up to 8 flats and vehicular parking
Location : Fishpond Lane Holbeach
Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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 Before the development hereby permitted is commenced details of the type and colour of the bricks to be used for external walls ~~and roofs~~ shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the flats.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the flats.

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 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.

7 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.

8 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.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 30 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.

10 Storm water discharge into the adjacent ponds shall be to NRA approval and subject to their conditions.

Reason: To prevent pollution of the adjacent wildlife ponds, in the interest of the amenities of the locality.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority 9 April 1992.

Authorised to issue:

05-MAY-92 H09/0103/92 AD..SAH 5/5..DC..JNS 3/7...

PLANNING APPLICATION

For office use only

Application No. H09|0103|92

Date Registered 24 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. I. B. McEWAN,
47 STATION ROAD,
LONG SUTTON,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS.

Tel. No. 761856
(Personal contact name) R. M. BOOR.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BLOCK OF UP TO 8 FLATS AND VEHICULAR PARKING.

Please complete

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

Signed. Poddingtons Date. 24th January 1992.

Previous application No: H09/1092/91

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**

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

B. If new dwellings are proposed, please state how many: 8 NO. FLATS

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:	8.1 metres
(b) max. length:	19.003 metres
(c) max. width:	17.878 metres
C. Please state type and colour of materials for facing external walls:	FACE BRICKS TO MATCH EXISTING.
D. Please state type and colour of roofing materials.	ETERNIT 2000 BLUE BLACK SLATES.
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. — RESIDENTIAL.

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: FISHPOND LANE
Will there be –
Individual access(es) ☐
New estate road ✓

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

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
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

} TO BRICK PITS DRAIN VIA ADJOINING PONDS.

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	YES	
The proposal is known to affect contaminated or filled land	YES	
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	YES	→ Application No: H09/1256/90 H09/1092/91

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

Continue on separate sheet if necessary. SEE ATTACHED LETTER.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 R. Poddingtons (~~Applicant~~/Agent) Date 24th January 1992.

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 R. Poddingtons (~~Applicant~~/Agent) Date 24th January 1992.

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..NIL..

Receipt Issued ..... No. .....

Date First Received 24 JAN 1992

REGISTRATION

REFERENCE H09/0103/92.....

Cross-Ref R.KL.....

Date 27/1/92 LAB

VALIDATION Date 27/1/92

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

Site area ..... No. of dwellings ..8.... 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 H09/1092/91
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28/1

Index Sheets 170 OS Nos ..... Grid Ref 536180 324700

Ward ..J.... Parish ....HOLBEACH TR Rural ☑ CA ☑

TR Bypass ☑ LB ☑ Grade

Inside IBD YES Inside LP Area..NO Level crossing ☑ TPO ☑

Footpath ☑ Other:

Linked to site.....Ref...286.. Linked to property.....Ref.....

Planning Records:
Earlier apps
✓ 1092/91 318/82
✓ 1256/90 839/83 ✓ 377/84
✓ 961/90 432/82
✓ 1620/88 1149/81

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

Inputs completed....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently vacant. Access sealed. 2m fence around boundaries. Nature reserve to South, Bungalows to E. Frontage properties to N.

Inspected by: DMG
date: 6/2

Residents notified on site visit: 3 properties, of High - Hand

Case Officer Conclusions (issues) 3 properties, High St. "

13A Fishpond Lane
Rustic Lodge
Ballymore
The Ram
Fish Shop
Trudys Hair Studio
High St.

Case Officer Recommendations (summary) DMG 5/5
(details overleaf) DPO authorised

Delegation
Recommended approvals — **Confirmed by Case Officer**

Departure from policy — Yes ___ No ___

Ward member request — Yes ✓ No ___

Recommend approval against material objection — Any objection received? No ☐ If yes, is any obj. material? No ___ Yes ✓ Yes ☐ No ☐ (Reason:

Other circumstances needing Committee decision — Yes ___ Flagged by Senior Officer Signed ___ No ___ (Reason: ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic. — No ___ Nil fees (not first Submission) Other info. [illegible] Signed ___ Yes ___ ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended ___
Est/Tpd. recommended ___

Delegation confirmed by Senior Officer ___

Recommendation/draft report produced ___ Amended/confirmed ___

Conditions/Reasons

1 SC27 - (implementation Of Planting).
2 SC12 - (Materials)...bricks.
3 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the flats.
4 F4.
5 C2.
6 C2a.
7 C3.
8 C4...30 metres.
9. Storm water discharge into the adjacent ponds shall be to NRA approval and subject to their conditions.

Reasons

1-2 Standard.
3 This condition is imposed to safeguard the residential amenities of future occupiers of the flats.
4 F4.
5 C2.
6 C2a.
7 C3.
8 C4.
9 To prevent pollution of the adjacent wildlife ponds, in the interest of the amenities of the locality.

Note

(1) SN1 9/4/92

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

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

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMC 3/2

Publicity : General
Departure
Setting of LB Viz

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 :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Copy

Application no: H09/0103/92 Type: FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed block of up to 8 flats and vehicular parking

Location: Fishpond Lane
Holbeach
Spalding

Valid date: 24-JAN-92 Terminal date: 20-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 29-JAN-92 Report deadline: 18-FEB-92
Inspected by 03-FEB-92
Extra contacts 08-FEB-92 Case Officer:
Report if not clear by 28-FEB-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

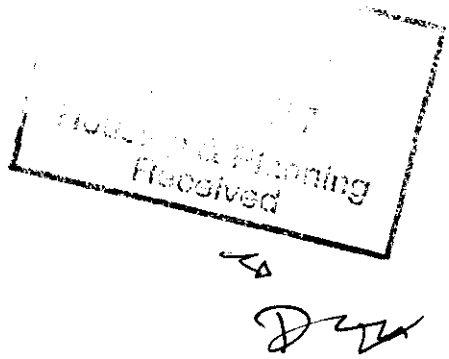
		Sent	Expiry	
Clerk to Holbeach PC		31-JAN-92	14-FEB-92	Comments
Cllr N I Capes	0406 23830	31-JAN-92	14-FEB-92	
Cllr T G M Tyler	0406 22285	31-JAN-92	14-FEB-92	
Cllr D S Venni		31-JAN-92	14-FEB-92	

L C C - See Attached for GS 6/2/92
Residents
10 FEB 92 24 FEB 92

SITE DETAILS

Grid ref: 536180 324700
OS Sheets: 170 Parcel:

MEMORANDUM



To: Director of Housing and Planning Services

From: Assistant Chief Executive

Our Ref: PBP/KS/PL.248

Date: 17 March 1997

Subject: **REVOCATION OF PLANNING PERMISSION: H09/0103/92 PROPOSED BLOCK OF UP TO 8 FLATS AND VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH**

Further to my memorandum dated 31 January 1997 the Secretary of State for the Environment has confirmed that no objections have been received to the Revocation Order in this case and the Order has now taken effect. Would you please therefore arrange to issue the substitute planning permission forthwith.

A copy of the revocation order is enclosed for your records.

R E Atkins
Assistant Chief Executive

SOUTH HOLLAND

REVOCATION ORDER NO. 37

in respect of

PLANNING PERMISSION H09/0103/92

relating to a proposed block of
up to 8 flats and vehicular parking
at Fishpond Lane, Holbeach

I hereby certify that this
is a true copy of the
above Revocation Order.

.....

Assistant Chief Executive

PODDINGTONS

Architectural Design Consultants

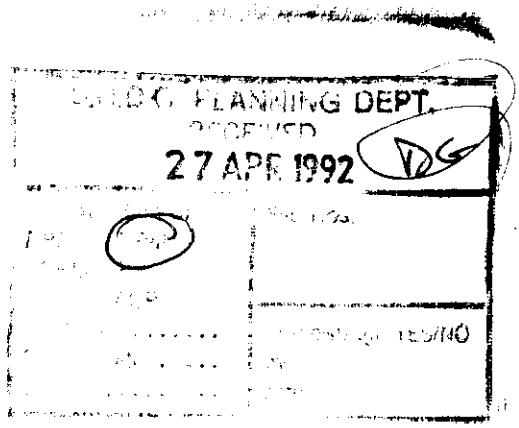
Our ref: TAP/LJA

Your ref:

Date: 23rd April, 1992.

For the attn. of Mr. D. M. Gedney

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



Dear Sirs,

BLOCK OF EIGHT FLATS AT FISHPOND LANE, HOLBEACH - MR. I.B. McEWAN.
APPLICATION REFERENCE: H09/0103/92.

We refer to your letter dated 23rd March, and enclose copy of letter received from the N.R.A.

We will, of course, comply with the N.R.A. requirements.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

Enc.
c.c. Mr. I. B. McEwan.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

PLANNING ISSUES

1 The determining issues in this particular case are:-
(a) Whether the site is suitable in terms of its characteristics to accommodate the development proposed, also having regard to its relationship to existing development in the immediate locality.
(b) Will the proposal have satisfactory parking provision?

2 This application relocates the block of 6 flats approved under H09/1620/88 from the north of the site to the east and also adds another 2 flats to the block. This would make a total of 28 flats for the site (excluding the 9 flats permitted on the adjacent site to the north west).

3 The site is currently vacant. Residential development (3 bungalows) are located to the east, frontage development off High Street to the north and a nature reserve (incorporating a pond) to the south.

CONCLUSIONS

1 In terms of overlooking, the distance from windows on this block of flats to the bungalows set back from the High Street and also that to the north and west of the site is considered adequate.

2 The applicants have now incorporated three additional car parking spaces (total 35) over and above the previous refusal (H09/1092/91) and the County Highways Authority have now raised no objections subject to conditions.

3 Concern has been expressed regarding the possible risk of pollution associated with intended storm water disposal to the adjacent ponds. Firstly, the applicants will need to get consent from the Parish Council for disposal into the ponds. Also, before any grant of planning permission it is considered that confirmation should be received from the National Rivers Authority to ensure that such pollution will not occur.

4 Past records appear to indicate that part of the site may have been previously occupied by a pond (probably an extension to the existing). Consequently, in accordance with Department of Environment Circular Advice, it is considered that a condition should be imposed making it clear that development will not be permitted to start until a site investigation and assessment has been carried out and the Local Planning Authority are satisfied. It should also be noted that this can be controlled by the Building Regulations.

5 Finally, it is my opinion that the landscaping scheme submitted is inadequate. The development could be "softened" to a greater extent by additional hedging/planting particularly around the boundaries.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to:-

1 The receipt of satisfactory amended plans showing further landscaping of the site. This should include native hedging along the sites boundaries where appropriate and also additional tree/shrub planting (as far as possible) within and around the car parking areas.

2 Confirmation from the National Rivers Authority that there will be no risk of pollution of the existing ponds to the south by virtue of the intended storm water disposal to them.

3 The following conditions:-

1 SC27 - (implementation Of Planting).
2 SC12 - (Materials)...bricks.
3 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the flats.
4 F4.
5 C2.
6 C2a.
7 C3.
8 C4...30 metres.

Reasons

1-2 Standard.
3 This condition is imposed to safeguard the residential amenities of future occupiers of the flats.
4 F4.
5 C2.
6 C2a.
7 C3.
8 C4.

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68. PLANNING APPLICATIONS (Continued)

(d) **Applications Approved Subject to Planning Obligations** (Continued)

Plan No. and Applicant	Proposal
H16/1161/91 Marville Properties	Change of use to offices at Telephone Exchange Buildings, Gore Lane, Spalding.

(To prohibit the use of any of the yard area for parking, except for caretaking staff and legitimate service/supply vehicles.)

H16/1162/91 Marville Properties	Change of use of repeater station to offices at Telephone Exchange, Gore Lane, Spalding.

(To prohibit the use of any of the yard area for parking, except for caretaking staff and legitimate service/supply vehicles.)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H09/0103/92 Mr I B McEwan		Proposed block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H18/0110/92 J W Trayford Limited	O.A.	Erect a pair of semi-detached dwellings with garages at OS Part 5046, Wharf Street, Sutton Bridge.

DG

(It was also agreed that access arrangements would be left for consideration at detailed application stage.)

(f) **Advertisement Consent**

Consent be granted for the display of the undermentioned advertisement in accordance with the recommendations of the Director of Planning and Building Control Services and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H10/1336/91 Haywards Foods Ltd	Erection of panel sign at Haywards Foods Limited, Bridge Road, Long Sutton.

(Subject to standard conditions and to an additional condition regulating the brightness of the sign.)

DMG 25/2

S.H.D.C. PLANNING DEPT.
RECEIVED
20FEB 1992 DC
Attention of
DPO NRM
BSPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

17 February 1992

Our ref.GT/92/1/SH/0058

Dear Sir

PLANNING APPLICATION NO. H09/0103/92
PROPOSED BLOCK OF 8 NO. FLATS AT FISHPOND LANE, HOLBEACH,
BY MR I.B. MCEWAN.

With regard to the above-mentioned application received on 14 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

For your information, we enclose a copy of a letter dated 5 February 1992, received from South Holland Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc Messrs Poddingtons
43 Double Street
Spalding, Lincs

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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-F/103/92/TB **Your Ref.** **Date** 5 February 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. I. B. McEWAN
FLATS ETC. - FISHPOND 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.

No Board's watercourse adjoins your clients site which drains via the adjoining Parish Council's ponds to the Board's Brick Pits Drain situated some 100 metres to the South East.

Your client will I am sure recall that during the establishment of the existing sporting complex he obtained the consent of the Parish Council to discharge storm water run-off to the "Fish Ponds" and that contributions were made to my Board in accordance with the policy regarding increasing flows reaching the Brick Pits Drain.

You will have in your possession a plan upon which I have marked the development area upon which a contribution will be due when development commences, this matter having been referred to in my letter to you of the 3rd December 1991.

Should this current planning application be approved, I shall be glad to receive details of the intended storm water disposal system to convey run-off to the "Fish Ponds" together with confirmation of the Parish Council's consent for the additional flows.

I understand that local concern has been expressed regarding the possible risks of pollution from such an exercise and I have no doubt the National Rivers Authority to whom a copy of this letter is being sent will advise accordingly.

With regard to the contribution based upon the current contribution rate of £6600 per new impermeable acre and the submitted details, the sum due will be £1200 subject to engineering and administration fees in accordance with the scale set out below, and V.A.T. I look forward to receiving the applicants early agreement to make this payment to my Board when development commences. Should payment not be received within 12 months from the date of this letter, my Board reserve the right to re-assess the contribution due in accordance with the rate applicable when development actually commences.

427/K

RM

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Anglian Water

Anglian Water Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920021

Your ref H09/0103/92

20-FEB-92

Dear Sir,

Proposal : ERECT BLOCK OF 8 FLATS AND PARKING
Location : FISHPOND LAND HOLBEACH SPALDING
Applicant: MCEWAN

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Mr.L. Outram Principal Engineer (Development Liaison) at the above address.

Yours faithfully,

Les Outram
Principal Engineer (Development Liaison)

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

PODDINGTONS

43 Double Street,
Spalding,
Lincs. PE11 2AA.
Tel: Spalding (0775) 761856
& 768296
Fax: (0775) 710218

architectural design consultants

Our ref. RMB/LJA

Your ref.

Date: 24th January 1992.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

PROPOSED DEVELOPMENT AT FISHPOND LANE, HOLBEACH, SPALDING, LINCS,
FOR: MR. I. B. McEWAN.

APPLICATION REFERENCE: H09/1092/91.

Further to your refusal of the above application we enclose a fresh application incorporating an additional 3 no. car park spaces as requested by County Highways.

As stated in the previous application our Client has given the project some careful thought since the original application was approved and feels he would like to improve the outlook from the flats.

We were therefore instructed to re-design the flats. By doing this we have in fact incorporated two additional flats, which has also resulted in the project being more cost effective.

We also feel that the new design is more attractive and takes advantage of the outlook over the adjacent wildlife ponds.

Yours faithfully,
Poddingtons,

R. M. BOOR.

ENC.

PODDINGTONS

43 Double Street,
Spalding,
Lincs. PE11 2AA.
Tel: Spalding (0775) 761856
& 768296
Fax: (0775) 710218

architectural design consultants

Our ref. RMB/LJA

Your ref.

Date: 4th February 1992.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

PROPOSED BLOCK OF 8 FLATS AND VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH, FOR: MR. I. B. McEWAN.
APPLICATION REFERENCE: H09/0103/92.

Further to the above application we confirm that the storm discharge from the development into brick pits drain via adjoining ponds will be to NRA approval and subject to their conditions.

Yours faithfully,
Poddingtons,

R. M. BOOR.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 FEB 1992 DG

BRIAN SMITH DipTr MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0103/92

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed block of up to 8 flats and vehicular parking

Location: Fishpond Lane Holbeach
Spalding

Type: FULL

Date received: 24-JAN-92

31-JAN-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 15-FEB-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 Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

P.C. still holds the view that no flats should be the maximum

Signed:

10/2/92

S.H.D.C. PLANNING DEPT. RECEIVED 17 FEB 1992 DG

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992 DG

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/103/92/TB **Your Ref.**

Date 5 February 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. P. B. McEWAN
FLATS ETC. - FISHPOND 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.

No Board's watercourse adjoins your clients site which drains via the adjoining Parish Council's ponds to the Board's Brick Pits Drain situated some 100 metres to the South East.

Your client will I am sure recall that during the establishment of the existing sporting complex he obtained the consent of the Parish Council to discharge storm water run-off to the "Fish Ponds" and that contributions were made to my Board in accordance with the policy regarding increasing flows reaching the Brick Pits Drain.

You will have in your possession a plan upon which I have marked the development area upon which a contribution will be due when development commences, this matter having been referred to in my letter to you of the 3rd December 1991.

Should this current planning application be approved, I shall be glad to receive details of the intended storm water disposal system to convey run-off to the "Fish Ponds" together with confirmation of the Parish Council's consent for the additional flows.

I understand that local concern has been expressed regarding the possible risks of pollution from such an exercise and I have no doubt the National Rivers Authority to whom a copy of this letter is being sent will advise accordingly.

With regard to the contribution based upon the current contribution rate of £6600 per new impermeable acre and the submitted details, the sum due will be £1200 subject to engineering and administration fees in accordance with the scale set out below, and V.A.T. I look forward to receiving the applicants early agreement to make this payment to my Board when development commences. Should payment not be received within 12 months from the date of this letter, my Board reserve the right to re-assess the contribution due in accordance with the rate applicable when development actually commences.

RS/PA-F/103/92/TB 5 February 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

Please liaise with my assistant Mr. Staines regarding this project in order the above matters can be determined and finalised prior to developent commencing.

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

Yours faithfully,

pp ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA

BRIAN SMITH Dip Th MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0103/92

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed block of up to 8 flats and vehicular parking

Location: Fishpond Lane Holbeach
Spalding

Type: FULL

Date received: 24-JAN-92

31-JAN-92

Dear Cllr D S Venni

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 10-FEB-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 D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

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

If this is to come on application H10/1092/91, which was refused, then it ought to be brought before the planning committee.

Signed: [signature] 7/2/92

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992
DG

D M Gedney

DMG/WL
H09/0103/92
MO/MA/427/45

22nd July 1992

National Rivers Authority
Anglian Region
Aqua House
Harvey Street
LINCOLN
LN1 1TF

For the attention of Mr Enstone

Dear Sir,

Planning Application H09/0103/92 - proposed block of 8 No Flats, Fishpond Land Holbeach

I refer to my letter dated 7th May 1992 (copy attached) and would be most grateful for a reply as soon as possible.

Yours faithfully,

N R Midlen
Principal Planning Officer (Development Control)

Enc.

Mr D M Gedney

National Rivers Authority
Anglian Region
Aqua House
Harvey Street
Lincoln
LN1 1TF

DMG/WL
H09/0103/92
MO/MA/427/45

7 May 1992

For the attention of Mr Enstone

Dear Sir,

Planning Application H09/0103/92 - Proposed
Block of 8 No Flats, Fishpond Lane, Holbeach

I refer to the above planning application submitted by Messrs Poddingtons on behalf of Mr I B McEwan.

It is noted that the applicant has stated that it is his intention to discharge the storm-water into the existing adjacent wildlife ponds. I would be pleased, therefore, if you could confirm that this will be acceptable and that there will be no risk of pollution. If this is the case, could you please also inform me of any likely conditions that would be imposed.

I look forward to your response in respect of the above in due course.

Yours faithfully,

D M Gedney

N R Midlen
Principal Planning Officer
(Development Control)

National Rivers Authority
Anglian Region
Aqua House
Harvey Street
Lincoln
LN1 1TF

Mr D M Gedney

DMG/LAB
H09/0103/92
GT/92/1/SH/0058

14 April 1992

Dear Sir

Planning Application H09/0103/92 - Proposed Block Of 8 No Flats Fishpond Lane, Holbeach.

I refer to the above planning application submitted by Messrs Poddingtons on behalf of Mr I B McEwan.

It is noted that the applicant has stated that it is his intention to discharge the storm-water into the existing adjacent wildlife ponds. I would be pleased, therefore, if you could confirm that this will be acceptable and that there will be no risk of pollution. If this is the case, could you please also inform me of any likely conditions that would be imposed.

I look forward to your response in respect of the above in due course.

Yours faithfully

DM Gedney

N R Midlen
Principal Planning Officer
Development Control

Messrs Poddingtons
43 Double Street
Spalding
Lincolnshire
PE11 2AA

D M Gedney

DMG/SJS H09/0103/92

RMB/LJA

23 March 1992

Dear Sirs

Planning Application H09/0103/92 - Block of eight flats - Fishpond Lane, Holbeach

I refer to the above planning application submitted by yourselves, on behalf of Mr I B McEwan.

At the Planning Committee meeting held on the 3 March 1992, it was resolved that the Director of Planning and Building Control Services be authorised to grant permission, subject to:

1 The receipt of satisfactory amended plans showing further landscaping of the site. This should include native hedging along the site's boundaries where appropriate and also additional tree/shrub planting within and around the car parking areas.

2 The National Rivers Authority confirming that there will be no risk of pollution of the existing ponds to the south by virtue of the intended storm water disposal.

I would be pleased, therefore, if you could resolve the above matters as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully

DM G...

N R Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0103/92.

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		
	3	6	1	2	4	7

2. Address or location

Fishpond Lane Horbeach

3. Name, classification and number of road

UC

4. Date application referred 6-2-92

5. State whether outline, detailed application etc.

Full.

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

Block of 8 Flats & Parking

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: 6-2-92 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) FK
(2) C2
(3) C2(a)
(4) C3.
(5) C4 — — 30m.

Delete as appropriate

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

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

(1) FK
(2) C2
(3) C2(a)
(4) C3
(5) C4

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

Planning Department
Council Offices
Priory Rd
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
25 FEB 1992 DG
Attention of
DOPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 25/2

13A Fishpond Lane
Holbeach
South Lincolnshire
PE12 7DE.
23-2-92.

Re Application N° H09/0103/92

OBJECTION

Dear Sirs.

As a property owner who has a common boundary with the proposed developement mentioned above, I wish to make an objection to the granting of planning permission on the following grounds.

(1) The proposed block of flats will be overlooking the garden of my Bungalow and will effect my privacy

(2) The very closeness of the car parking spaces, the cars will be parked within a few inches of my boundary fence.

(3) I feel I must object most strongly to the disposal of the surface water It is proposed to drain all surface water into the two ponds that are close to the site.
One is being used as a nature reserve, and the other owned by

myself is heavily stocked with fish.
A part of my income relies on the selling of day Tickets to enable members of the public to fish the pond.

This is a very strong possibility that with over thirty Car Parking spaces a Pollution of the water to the Ponds could easily occur, with disastrous results to both Bird and Fish life.
I therefore ask that consideration be given to there objections. and that should Planning permission be given the N.R.A be informed, and that you make sure that interseptors are inserted into the drainage scheme before the water enters the ponds.

I Remain Yours
Faithfully
P L Mann

DMG 24/2 ✓

Ballymore
Fleet Street
Holbeach
Spalding
Lincs
PE12 7AF

19th February 1992

Dear Sir

Application Number H09/0103/92

I write with reference to the above numbered application, to which I object on the following grounds:-

1. My bungalow will be overlooked by the eastern face of the proposed flats;

2. When Mr Geoff Capes applied for planning permission several years ago, it was granted providing the building was built on a floating raft. Since then, the ground has been built up in height by approximately two feet. Consequently, surface water on the surrounding paths and drives is likely to have an adverse effect on the drive of my property;

3. The piece of land which it is proposed will be used for the parking of private vehicles belonging to the tenants of the flats is adjacent to the wildlife reserve in Fishpond Lane. It is therefore possible that the pond could be polluted by oil, antifreeze, etc draining into it as a result of a careless car owner.

Yours faithfully

D H Barker

D H Barker

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992 DG

YY 20/2

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: H09/0103/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1055/92 Received:07-OCT-92 Type:CONDITION COMPLIANCE

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Storm water drainage details

Location : Fishpond Lane 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:

This permission is granted in accordance with the application submitted as revised by Drawing Nos: RMB-2448-10D and RMB-2448-11F received by the Local Planning Authority on 17 January, 1994 and Drawing No: RMB-2448-12C received by the Local Planning Authority on 25 January, 1994.

sgd B SMITH
Director of Planning and Building Control Services

01-FEB-94 H09/1055/92

PLANNING AMENDMENT

For office use only

Application No. H09/0103/92

Date registered 09 APR 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. I. B. McEWAN,
47 STATION ROAD,
LONG SUTTON,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856 (Contact) R.M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

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

H09/0103/92

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 YES

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 ..... Poddingtons Date 9th April, 1992.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED BLOCK OF UP TO 8 FLATS WITH VEHICULAR PARKING.

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)

ADDITIONAL LANDSCAPING ADDED.

State drawing no's of the current submission

RMB/2448/3 REV. B.

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

OFFICE USE ONLY

To D.C. 19/4/92

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... HL	
		HL	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

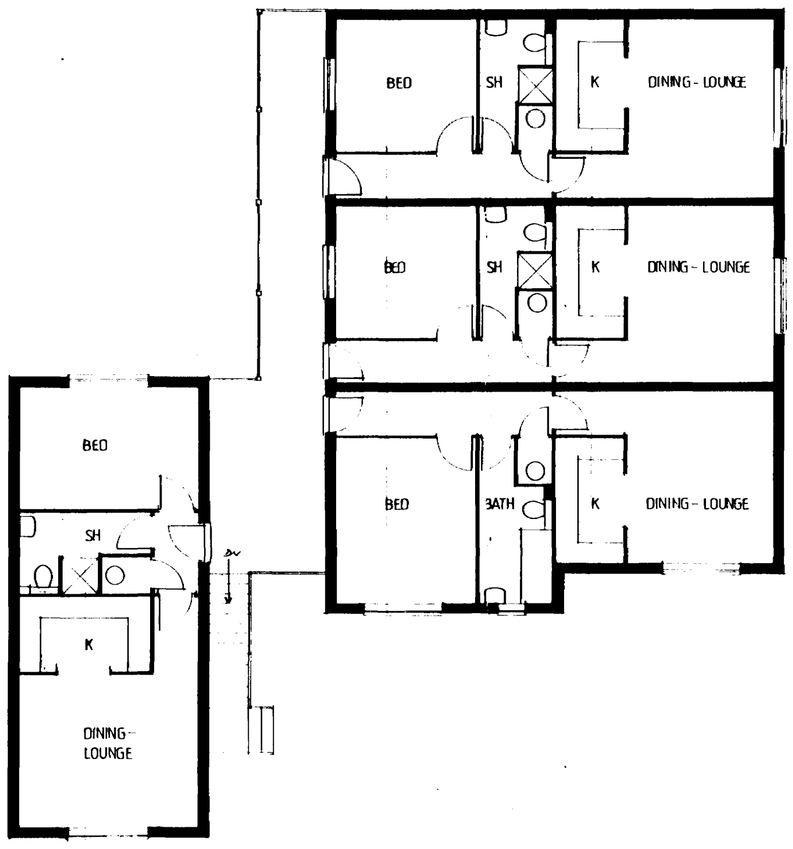
Details of fee required

Details accepted, if different:

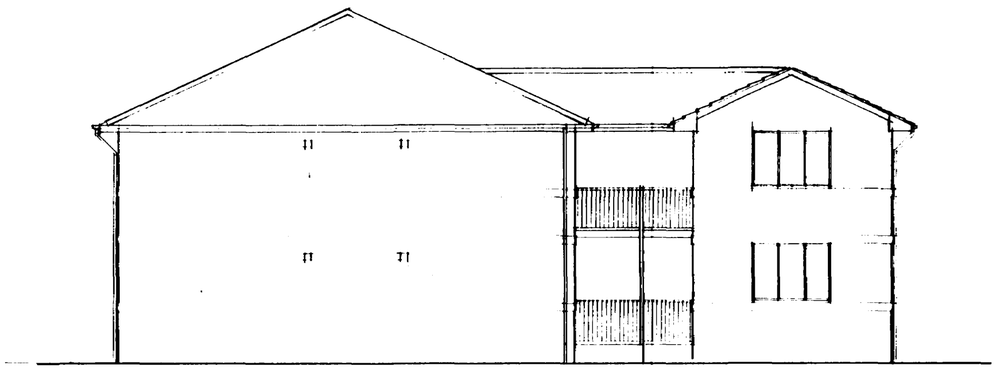
Notes: 1 copy & receipt

Signed: .....

Date: .....



FIRST FLOOR



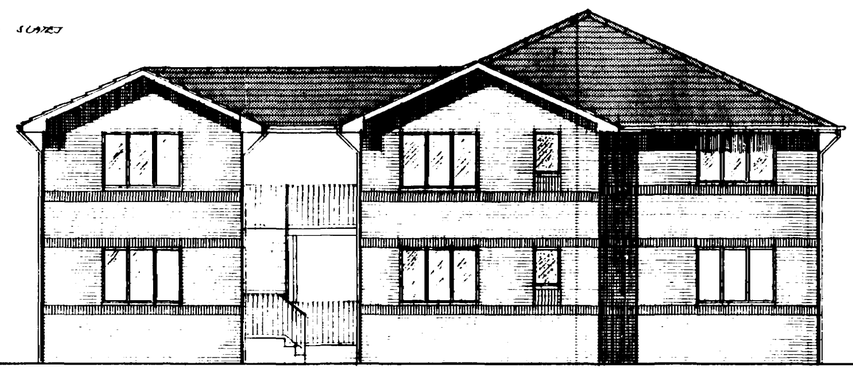
EAST

ETERNIT 2000 BLUE/BLACK SLATES

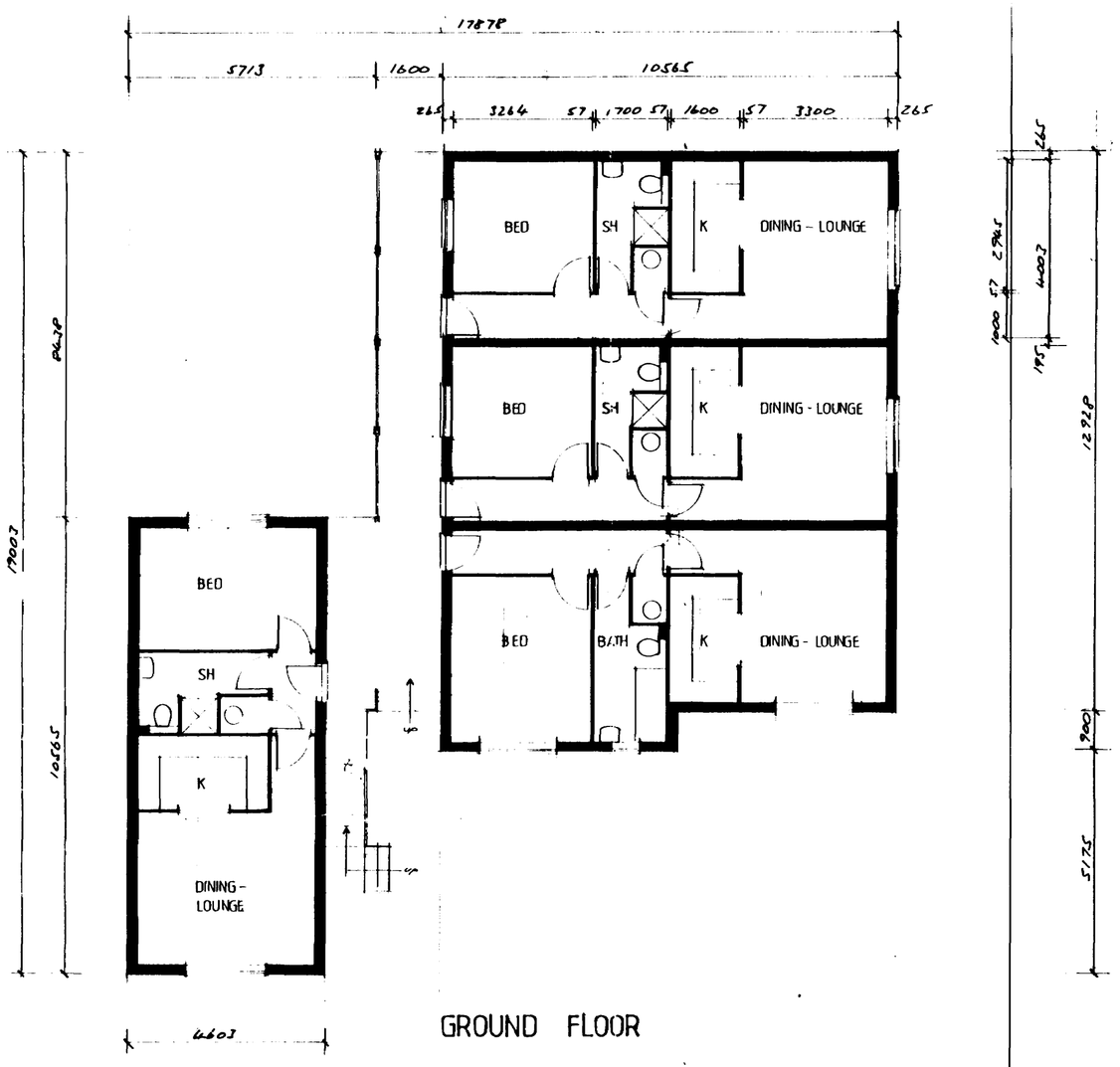
WHITE FASCIA & SOFFIT

WHITE UPVC WINDOWS

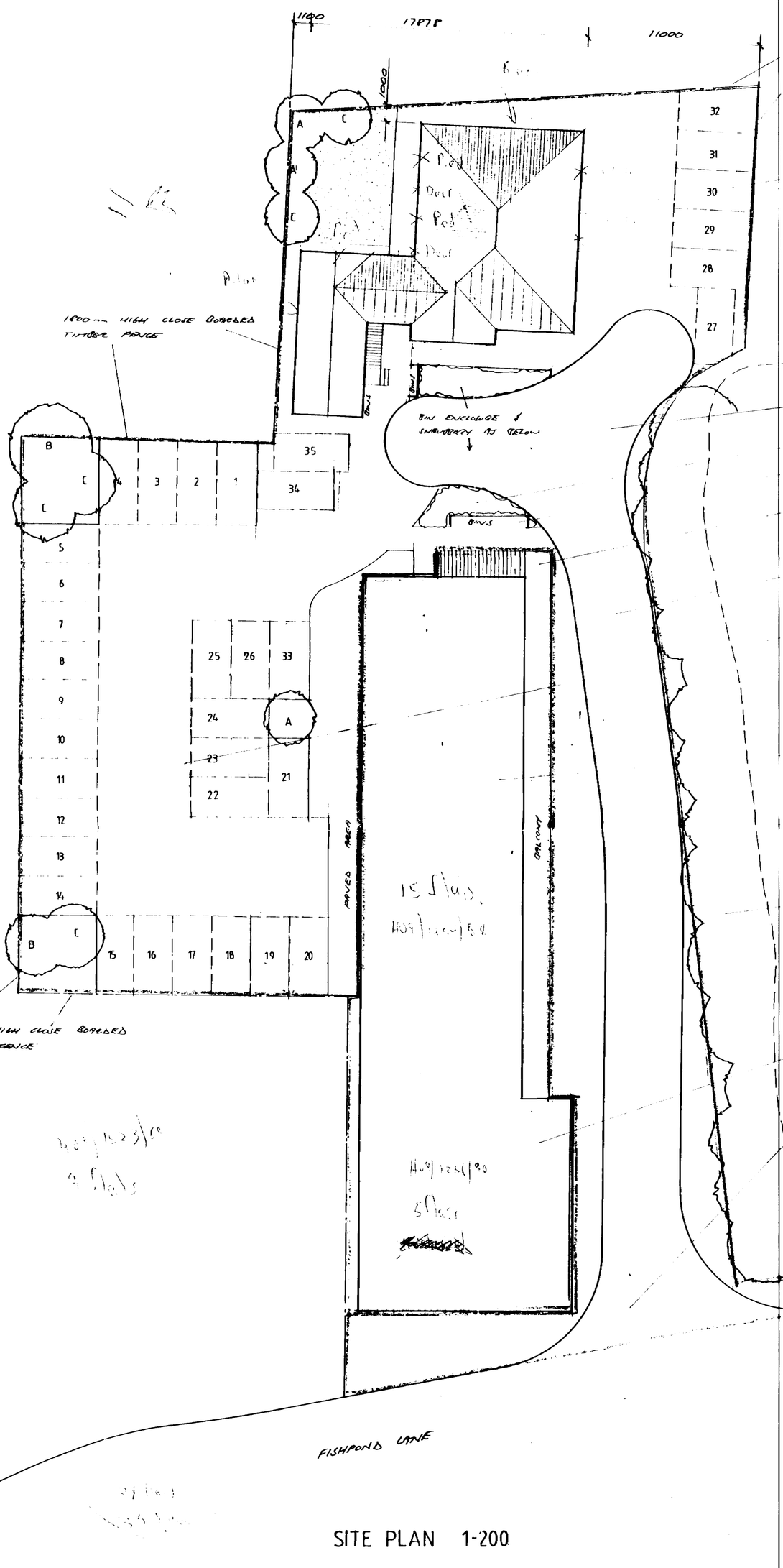
FACE BRICK TO MATCH EXISTING



WEST



GROUND FLOOR



1800mm HIGH CLOSE BOARDED TIMBER FENCE

PARKING BAYS TO BE IN BLOCK PAVERS, REMAINDER OF PARKING AREA TO BE IN TARMAC

NORTH

ATTORPHOUS TURNING HEAD

LOW DENSE SHRUBBERY

900mm HIGH WALL TO BIN ENCLOSURE

SYMILARE CONSTRUCTION ATTACHED SO THAT FOOTPATH PASSES UNDER STAIRCASE BALCONY.

ROAD & TURNING HEAD TO BE IN BRICK PAVERS

PARKING BAYS TO BE IN BRICK PAVERS, REMAINDER OF PARKING AREA TO BE IN TARMAC

CONVERSION OF SPRATT COMPLEX TO FLATS AS PLANNING PERMISSION H09-1620-88

EXISTING DENSE TREES/BUSHES

CONVERSION OF SCOTTISH COURTS TO FLATS AS PER PLANNING PERMISSION H09-1256-90

PACETS AS PLANNING PERMISSION H09-1620-88

VISIBILITY SPLAY



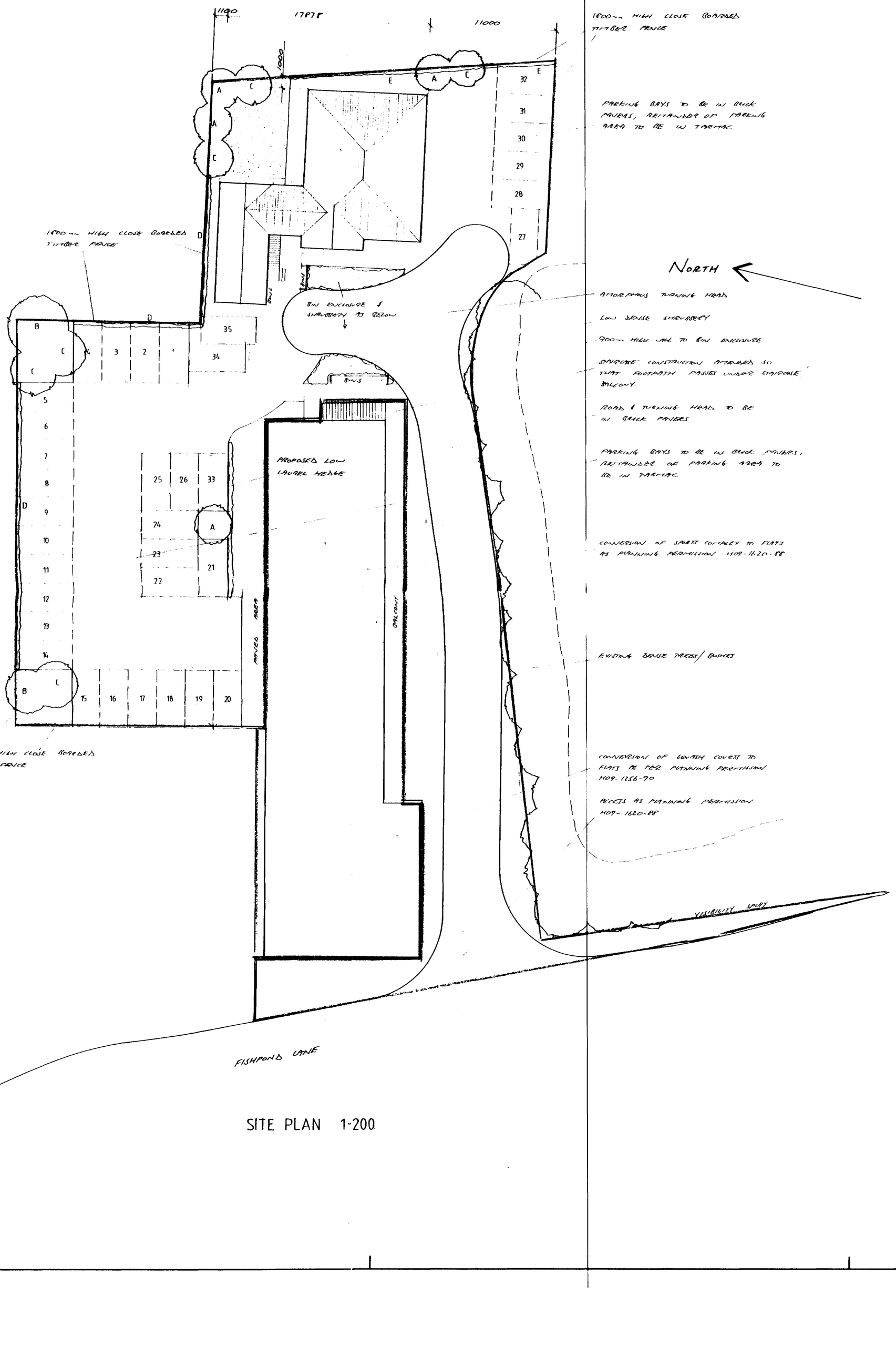
LOCATION PLAN 1-2500 TAKEN FROM OS

TREE PLANTING

PROPOSED TREE PLANTING TO BE
A HAWTHORN
B FIELD MAPLE
C ALDER
SHRUBBERY TO BE TO CLIENTS CHOICE

SITE PLAN 1-200

4803 7871



SITE PLAN 1-200



LOCATION PLAN 1-2500 TAKEN FROM OS SH

TREE PLANTING

PROPOSED TREE PLANTING TO BE
A HAWTHORN
B FIELD MAPLE
C ALDER
SHRUBBERY TO BE TO CLIENTS CHOICE
D BEECH HEDGE PLANTED ALONGSIDE TIMBER FENCE
E LAUREL HEDGE PLANTED ALONGSIDE TIMBER FENCE