APPLICATION No. H09/0326/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0326/94 Received:15-APR-94 Type:OUTLINE

Name: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: New development including access

Location : Bank Farm Holbeach Bank
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside Holbeach Bank Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed development is also contrary to the Structure Plan in so far as it would be unlikely to have a beneficial effect upon the character and physical extent of existing development.

3 The proposed access lacks adequate visibility. If permitted, the proposed development would result in vehicles emerging onto the Class III County Road (Roman Bank) close to a school and with inadequate vision of oncoming traffic to the detriment of highway safety.

4 In addition, the proposed junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety.

5 It is considered because of these factors and the deficiencies of Roman Bank - it lacks footways and street lighting within the vicinity of the site, it would be detrimental to highway safety to permit an estate road junction at this location.

6 The proposed development would result in conflicting traffic movements with existing traffic from the property to the south and also residual farm traffic on the proposed access itself.

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

Director of Planning and Building Control Services
15-JUN-94 H09/0326/94

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)

9353/2

BUILDINGS ON SITE AFFECTED BY THE PROPOSALS TO BE REMOVED. TURNING HEADS TO HIGHWAY REQ'MTS.

LOCATION PLAN.
SCALE 1:2500.
CROWN COPYRIGHT RESERVED.

PHASE (1) WITHIN IBD AND SHOWN ----

PHASE (2) SHOWN DOTTED AND UPTO SHIDB NEW CUT.

DETERM. PLAN

* EXISTING ACCESS TO BANK HOUSE

* NEW CUT SHIDB DRAIN.

* SHIDB 9M REQUIREMENT.

* SEE 1:500 DETAIL.

4861
9·490ha
23·45

8558
·275ha
·68

8860
·174ha
·43

0037
·138ha
·34

5828
·227ha
·56

8225
5·417ha
13·39

Holbeach Bank

The Cottage

Pond

Spring Villa

White Bungalow

Holbeach Bank Primary School

CAMPLING PLACE

El Sub Sta

Track

Drain

1 2 3 4 5 6 7 8 9

306/94

* EXIST MATURE TREES AND HEDGES ON SITE TO REMAIN. FURTHER PLANTING AND SCREENING TO SHDC REQ'MTS. *

* LAYOUT IS INDICATIVE ONLY TO SHOW LOW DENSITY PROPOSALS. *

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0326/94

Date Registered 31 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. NAYLOR ESQ.
BANK FARM.
HOUBEACH BANK
SPALDING
LINCS.

Tel. No.

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

LOVETH CONSULTING DESIGN
4 VICTORIA STREET.
HOUBEACH.
SPALDING. LINCS.

Tel. No. 0406 422126

(Personal contact name) LOVETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BANK FARM HOUBEACH BANK
SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LOW DENSITY RESIDENTIAL DEVELOPMENT FROM EXISTING ACCESS ROAD.

Please complete

Signed. ..... Date 29.3.94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1960.00 (if you consider no fee is payable include a written explanation instead.)

Previous application No.

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

2. **TYPE OF APPLICATION**

	(✓)	
This is a **full** application for change of use and/or new building works		➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates
or This is an **outline** application	✓	⬇

Please state Site Area 1·33 (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: 7
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

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

5. GENERAL INFORMATION Please complete each section

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

redundant ag. land bounded by large drains.

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 ✓ OFF NEW ROAD (PHASE ONE).

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? to be provided

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: to SHIDB drains

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

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓ OR AS REQUIRED BY NRA

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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 SHIDB letter and agents letter which form part of the application.

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 29/3/94

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 29/3/94

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1960.

Receipt No P4113

Date first Rec'd 30 MAR 1994

Registration

Reference H09/0326/94

Cross-Ref

Date 05-APR-94 JAC

Validation

TYPE OUTLINE

Site area 1.33
No of dwellings
Floorspace

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

Description to be recorded: New Development including Access.

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

Fees
- Correct fee £ 1960.
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 116 OS Plots
Grid ref 539510 337430

Ward 9 Parish HOLBEACH

Inside IBD NO Inside LP area NO

Linked to site Ref 2026

Linked to property Ref

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- Hazards –
- Dist Bound
- Other:
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Planning Records:
Earlier apps

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

DC INSTRUCTION SHEET

APPLICATION REF: H09/0326/94

Directions

Art 7 ☑ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only) AMEND APPLICATION TO SHOW, IN RED, ALIGNMENT OF ACCESS THROUGH TO HOLBEACH BANK ROAD. IMPROVEMENTS TO ~~ACCESS AND PROVISION OF VISIBILITY SPLAYS~~ MUST ALSO BE SHOWN IN RED.

Direction authorised by Senior Officer..... Date..11/4/94

Revalidation after Direction

Information satisfactory Signed..... Date..14/4/94

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) All ☐

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

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: J. A. BLACKLOCK

Senior Officer Confirmed ..... Date..14/4/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

OPEN FARMLAND
BEYOND EXISTING
PRESSY BUILDINGS + MODERN
PRACTICAL FARM BUILDING

Inspected by [illegible]
Date 28/4/94

Site Notice posted by [illegible]
Date 28/4/94
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse ~~(or adverse)~~

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

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

BRIAN SMITH D[illegible] 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4113
Date received : 31-MAR-94

Received from

Brand Leonard Ltd.

Address

Bank Farm
Holbeach Bank
Spalding

Fee paid	£	1960.00
VAT	£	0.00
Total received	£	1960.00

Cash/Cheque : Cheque

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

- DRAFT DECISION -

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0326/94 Received:15-APR-94 Type:OUTLINE

Name: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: New development including access

Location : Bank Farm Holbeach Bank
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside Holbeach Bank Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed development is also contrary to the Structure Plan in so far as it would be unlikely to have a beneficial effect upon the character and physical extent of existing development.

3 The proposed access lacks adequate visibility. If permitted, the proposed development would result in vehicles emerging onto the Class III County Road (Roman Bank) close to a school and with inadequate vision of oncoming traffic to the detriment of highway safety.

4 In addition, the proposed junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety.

5 It is considered because of these factors and the deficiencies of Roman Bank - it lacks footways and street lighting within the vicinity of the site, it would be detrimental to highway safety to permit an estate road junction at this location.

6 The proposed development would result in conflicting traffic movements with existing traffic from the property to the south and also residual farm traffic on the proposed access itself.

Director of Planning and Building Control Services
10-JUN-94 H09/0326/94

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.

AJ 14/6

AJ

APPLICATION REFERENCE: H09/0326/94 DATE RECEIVED: 15-APR-94

TYPE: Outline

DESCRIPTION: New development including access

LOCATION: Bank Farm, Holbeach Bank

APPLICANT: J Naylor Esq AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 JUN 1994

RECOMMENDATION

Refuse permission.

1 SCA *The site is outside Holbeach Bank Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).*

2 SCB *The proposed development is also contrary to the Structure Plan in so far as it would be unlikely to have a beneficial effect upon the character and physical extent of existing development.*

3 SCC *The proposed access lacks adequate visibility. If permitted, the proposed development would result in vehicles emerging onto the Class III County Road (Roman Bank) close to a school and with inadequate vision of oncoming traffic to the detriment of highway safety.*

4 SCD *In addition, the proposed junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety.*

5 SCE *It is considered because of these factors and the deficiencies of Roman Bank - it lacks footways and street lighting within the vicinity of the site, it would be detrimental to highway safety to permit an estate road junction at this location.*

6 SCF *The proposed development would result in conflicting traffic movements with existing traffic from the property to the south and also residual farm traffic on the proposed access itself.*

COMMENTS

1 The 1.3 hectare site, which is agricultural land, lies inadequately to the east of the site the subject of planning application H09/0325/94 which is separately reported on this agenda. To the east the site is bounded by the Peartree Drain New Cut.

2 Access to the site is via an improved access from Roman Bank - an access incorporating that the subject of planning application H09/0325/94. The erection of 7 dwellings are envisaged.

3 The site is outside the IBD (and the development boundary shown in South Holland 2000) and given the scale of development proposed cannot be regarded as rounding off or as contributing positively to the character of the village.

4 The proposed development is also subject to the same limitations, in highways terms as those detailed in respect of application H09/0325/94.

REPRESENTATIONS

Parish Council: None received.

County Highways: The proposed site gains access onto Roman Bank where there is insufficient land, within the application site, to provide adequate access for an adoptable estate road.

The proposed access arrangement does not provide adequate visibility in accordance with PPG13, particularly to the north the traffic approach side. If permitted this could lead to vehicles emerging onto the Class III County Road, close to a school, with inadequate vision of oncoming traffic, to the detriment of highway safety. Also the junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety. In particular, vehicles travelling from the north would not be able to enter the site if another vehicle was waiting to leave. This would lead to the vehicle from the north having to wait on Roman Bank until the other vehicle left the site, to the confusion of other road users and detriment of highway safety.

The internal road and footway widths are also inadequate for adoptiong as a future highway. There are no footways or street lighting along Roman Bank is the vicinity of this site and therefore it is considered to be detrimental to highway safety to establish an estate road junction at this location.

There have been two injury accidents reported in the vicinity of this site in the last three years, one involving a school child.

The proposed access would also conflict with the existing vehicular access of the property to the south.

Public:

Petition signed by 10 local residents objecting on the following grounds:-

- The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.
- Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.
- The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.
- The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. Additional loads on these services could possibly create difficulties in these areas.

Objection from neighbouring householder on following grounds:-

- Will destroy small knit community of Holbeach Bank.
- Estate development inappropriate.
- Roman Bank is inadequate to cope with additional traffic.
- Access too close to primary school - additional highway risk to school children.
- Proposal motivated by financial gain.

SOUTH HOLLAND DISTRICT COUNCIL

H09/0326/94
OUTLINE

Applicant: J Naylor Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: New development including access

Location: Bank Farm
Holbeach Bank
Spalding
Lincs

Valid date:	15-APR-94	Terminal date:	10-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	22-APR-94	Report deadline:	24-MAY-94
Inspected by	29-APR-94	Agreed TD Ext:	
Extra contacts	06-MAY-94	Case Officer:	
Report if not clear by	20-MAY-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1.33 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	26-APR-94	17-MAY-94
Clerk to Holbeach PC 0406 26739	19-APR-94	03-MAY-94
Cllr J R Pearl 0406 32 207	19-APR-94	26-APR-94

SITE RECORD

Grid ref: 535810 327430
OS Sheet: 116 Parcel:

L C C - Obs Attached JC CS 25/4/94

~~plan taken CS 26/4/94~~

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)

372. PLANNING APPLICATIONS (Continued)

a) Applications Granted (Continued)

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded.)

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

H05/0319/94 Mr I J Dack		Bungalow for disabled persons use on land off Branches Lane, Holbeach.
H09/0328/94 Mr & Mrs T McKenna		Bungalow and garage with access at Foxes Low Road, Holbeach.
H23/0338/94 Mr & Mrs Fretwell	O.A.	Two dwellings including siting and means of access adjacent Holly House, Mill Lane, Whaplode.
H23/0339/94 Mr & Mrs Fretwell		Access for existing dwelling at Holly House, Mill Lane, Whaplode.
H13/0352/94 Mr & Mrs A J Holbrook		Dwelling at 12/14/16 High Street, Moulton.
H02/0445/94 Mr N H Pepper		Bricks and roof details (Condition 2 of application H02/0273/91) at Albion Street, Crowland.

(Councillor N.H. Pepper declared an interest in the above application, and left the Council Chamber during consideration thereof.)

b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H02/1156/93 J A Speechley	O.A.	Dwelling and garage including siting and means of access at O.S. 0028, fronting Common Drove, Crowland Common.
H16/0278/94 A R Bennett	O.A.	Four two-bedroomed houses and three one-bedroomed houses at 49 St Thomas Road, Spalding.
H09/0326/94 J Naylor	O.A.	Residential development including access at Bank Farm, Holbeach Bank.
H02/0365/94 P Leo		Demolition of existing dwelling and construction of three terraced houses at 36 East Street, Crowland.
H08/0369/94 Mr & Mrs J T Pike	O.A.	Bungalow and garage at Part O.S. 109, Cheal Road, Gosberton Cheal.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0326/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: New development including access

Location: Bank Farm Holbeach Bank
Spalding Lincs

Type: OUTLINE

17-JUN-94

Dear Sir/Madam,

PLANNING APPLICATION

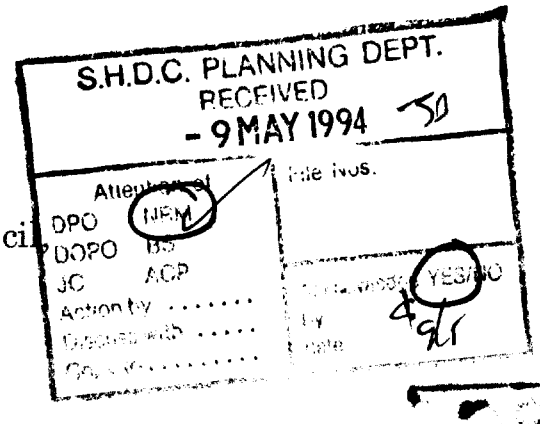
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr M Trinci - Petition Leader
The Beeches
Roman Bank
Holbeach Bank
Spalding, Lincs. PE12 8BX

Mr M. Trinci,
"The Beeches",
Roman Bank,
Holbeach Bank,
Lincs. PE12 8BX



Mr Brian Smith,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.

5th May 1994

OBJECTION

Dear Sir,

Re:- Planning Applications Ref H09/0325/94 and Ref: H09/0326/94.
The Proposed Construction of 12 Residential Properties at Holbeach Bank.

We the undersigned wish to register our very strong objection to the above planning applications on the following grounds.

i) The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.

ii) Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.

iii) The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.

iv) The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. additional loads on these services could possibly create difficulties in these areas.

We would request that a site visit be made to see the problems for yourselves before a final decision is made in respect of these applications.

Yours faithfully,

MR. C. J. EDWARDS,
SUNSET HOUSE.
ROMAN BANK.
HOLBEACH BANK.

MR & MRS T HATTON
TIBORINE
ROMAN BANK
HOLBEACH BAN

'ANDCHEDA'
ROMAN BANK
HOLBEACH BANK.

MR R PURCELL
WITS END
ROMAN BANK
HOLBEACH BANK
LINCS PE12 8DS

S.H.D.C. PLANNING DEPT.
RECEIVED
5 MAY 1994 SB

DPO
DOPO
JC

REF: PLANNING APPLICATION H09/0326/94
H09/0325/94

X 5/5

OBJECTION

MR. M R. TRINCI
"THE BEECHES"
ROMAN BANK
HOLBEACH BANK,
HOLBEACH
S. LINCS
PE12 8BX

Dear Mr Smith,

I am writing to strongly object to the above two planning applications which I believe will destroy the small knit Community of holbeach bank who I am sure will also be voicing their objections, this you must understand is a small community and we believe it should remain as that, I moved from kent to get away from the housing estate Syndrome were you have peoples gardens backing onto your own garden, these two applications will mean that I will be once again living on a estates.

I would also like to draw your attention to the fact that the access road to this estate comes right out by the primary school, I am sure that the parents of this School would also not be happy about this estate know that due to the additional traffic their children will be at the added risk of being knocked down.

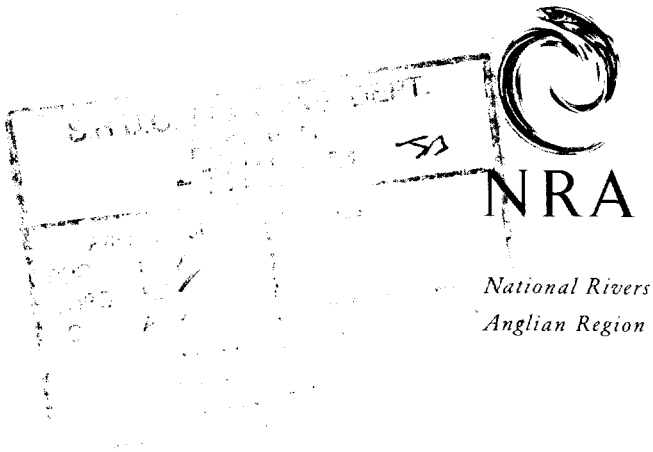
I trust that you will be contacting the Schools headmaster, asking him for his views on these applications and I am sure he will rely any communications from yourselves to the parents of the School, To me this application is being persuded for one reason only to generate "fininical gain" with no thoughts to the surrounding environment or its citizens

Yours Sincerelly

Our Ref: GT/94/1/SH/0116
Contact: GILL THORNALLEY

28 April 1994

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



NRA

National Rivers Authority
Anglian Region

Dear Sir

PLANNING APPLICATION NO. H09/0326/94
PROPOSAL: RESIDENTIAL DEVELOPMENT FROM EXISTING ACCESS ROAD
LOCATION: BANK FARM, HOLBEACH BANK, HOLBEACH
APPLICANT: J NAYLOR ESQ

I refer to your consultation received on 25 April 1994.

The Authority has no objection to the proposal provided the development connects to the public foul sewer, if available. The applicant should contact the sewerage undertaker regarding availability of sewers in this area.

If there is not a public foul sewer available an acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Only clean surface water from roofs and roads should discharge to any soakaway.

/contd...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Lincs Free Press Tuesday 26th April 1994

...Y PERSON aggrieved by the Order and desiring to question the validity thereof, or of any provision contained therein, on the ground that it is not within the powers of the Highways Act 1980 or on the ground that any requirement of that Act or of any regulations made thereunder has not been complied with in relation to the Order, may, within 6 weeks of the 22 April 1994 apply to the High Court for the suspension or quashing of the Order, or of any provision contained therein.

J W HORTON
A Principal in the Department of Transport
Local Authority Orders Section
Northern Regional Office
Wellbar House, Gallowgate
Newcastle upon Tyne NE1 4TD
Ref DN 5065/55/7/11

THE DEPARTMENT OF TRANSPORT

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

HOUSING SEWERAGE MAINTENANCE CONTRACT 1995-98

Applications are invited from suitably qualified and experienced Contractors who wish to be considered for inclusion on the select list of Contractors to tender for the above work.

The Contract, in general, will provide for:

(a) Routine and response maintenance of 44 small sewage treatment works and 35 sewage pumping stations serving isolated groups of properties distributed throughout the rural area of South Holland District Council.

(b) Maintenance, emptying and disposal service of septic tanks and cesspools.

(c) Provision of drain blockage removal service to all Council owned properties.

(d) Cleansing/inspections of sewerage systems serving Council housing estates.

It is anticipated that tenders will be invited during November/December, 1994. The Contract will commence on 1st April 1995.

Contractors wishing to be considered for inclusion on the select list of tenders must complete a detailed contractor evaluation questionnaire, available by written application from the undersigned.

The closing date for receipt of completed questionnaires is by no later than 3.00pm on Friday, 20th May, 1994.

Mrs S. A. Waltham B.A.(Hons), F.I.B.
Director of Housing and Property Services
South Holland District Council
Council Offices,
Priory Road, Spalding, Lincs PE11 2XE
Telephone 0775 761161

hh6473

WESTON CONSOLIDATED CHARITIES

NOTICE IS GIVEN that there is a vacant bungalow for an almsperson of these charities.

Poor persons residing in the Parish of Weston and Weston Hills, are eligible.

Contact:

Mrs B. M. Allsopp,
Clerk to the Trustees,
33 Small Drove, Weston,
Spalding PE12 6HS.
Tel: 0406 370669

for an application form which should be completed and returned before 10th May, 1994.

DSP6416

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H15/0350/94
R. Bratley (Quadring) Ltd — FULL
Erect general purpose agricultural building
Water Gate, Quadring Eaudyke, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H06/0329/94
H. Piggins & Son — FULL
Change of use of existing farm building to farm garden and retail sales
The Chestnuts, Topsgate, Gedney, Spalding, Lincs.

H09/0328/94
J. Naylor Esq — OUTLINE
New development including access
Bank Farm, Holbeach Bank, Spalding, Lincs.

H09/0360/94
Lauds Transport — FULL
Transport Depot
Highways Depot, Battlefields Lane, Holbeach, Spalding, Lincs.

H14/0359/94
Mr B. Flynn — FULL
Use of one dwelling as one/two adjoining holiday units
Walnut Cottage, Mill Green Road, Pinchbeck, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0365/94
P. Leo — FULL
Demolition of existing dwelling and construction of three terraced houses
36 East Street, Crowland, Peterborough, Cambs.

H08/1228/93
Mr and Mrs D. Brooks — CONS AREA CONSENT
Residential Development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H09/0354/94
R. J. Stevenson — LISTED BUILDING
Replacement of timber window with UPVC window
16 Fleet Street, Holbeach, Spalding, Lincs.

H16/0297/94
Mrs H. Harman — LB DEMOLITION
Remove part of boundary wall and form new opening with access gates
34 London Road, Spalding, Lincs.

H16/0363/94
Patterson Properties — FULL
Erection of three-bedroomed house and garage
Chancery Court, Haverfield Road, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services

April 26, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN ii6525 187/507 SG26-4

LITTLE ACORNS SPIRITUALIST CENTRE
An Evening of Clairvoyance
with
RON EVANS of KIRTON
7.30 pm FRIDAY, APRIL 29th
MONKHOUSE SCHOOL COMMUNITY CENTRE
Pennygate
Admission £2.00
hh6497

SELL IT FAST! **JUST RING SPALDING 725484**

ti6213 ©WVN

YAMAHA MUSIC SCHOOL CONCERT

See the country's finest young musicans performing on the

ELECTRONIC ORGAN

JUNE 26, 1994
(evening performance)

BIRMINGHAM SYMPHONY HALL

Tickets £3.50. Own transport

Write to:
YMS, 107 Elvington,
Springwood Estate, King's Lynn,
Norfolk PE30 4TB

hh6487

SPALDING UNITED REFORMED CHURCH
Pinchbeck Road

TULIPTIME FLOWER FESTIVAL

'Flowers for the Famous'

APRIL 29th - MAY 9th
10.00am - 6.00pm
Stalls and Refreshments

FAVOURITE HYMN SERVICE
Sunday, May 1st, 6.30pm

hh6497

APPLES



For the best Apples and Pears in the area

C. FRANCIS LTD

Open seven days 9am-5pm

6q3806

Bear Lane, Pinchbeck, Spalding Tel: 723953

SPRINGFIELDS RESTAURANT

Dublin Style Guinness now on draught

PLUS

Join in the

'GUINNESS EXCHANGE' Promotion

DST6416

Stamford Choral Society

THE SEASONS

Haydn

Stamford School Hall
Saturday 30th April 1994
at 7.30 p.m.

Tickets £8 (£5 students)
at the door or from Stamford Music Shop

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H09/0326/94
Description: New development including access

Location: Bank Farm
Holbeach Bank
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 17-MAY-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

26-APR-94

SOUTH HOLLAND DISTRICT COUNCIL

NRA

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

All fuel or oil storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

A copy of this letter has been sent to the agent.

Yours faithfully

pp.

MERVYN PETTIFOR
Planning Manager

cc. Loweth Cowling Design, 4 Victoria Street, Holbeach, Spalding, Lincs

DES

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0326/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: New development including access

Location: Bank Farm Holbeach Bank
Spalding Lincs

Type: OUTLINE

Date received: 15-APR-94

19-APR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

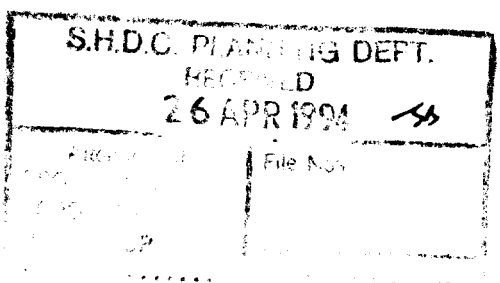
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 03-MAY-94. If no observations have been received by that date, it will be assumed that the Parish Council 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 Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

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)

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PAP/326/94/FES **Your Ref.** **Date** 19 April 1994

Dear Sirs,

OUTLINE PLANNING APPLICATION - J. NAYLOR ESQ
PHASE II RESIDENTIAL DEVELOPMENT - BANK FARM, HOLBEACH BANK

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.

Two Boards watercourses adjoin the site, the Roman Bank Drain to the South and the Peartree Drain New Cut to the East. Whilst the Byelaws as summarised on the enclosed standard conditions will apply, it being noted that the 9 metre strip is indicated on your sketch plan, you will be aware from your discussions at this office last July that the Peartree Drain New Cut is an extremely important watercourse serving a very considerable area of valuable agricultural land and various developments. In order to ensure the Board has access to the latter watercourse at all times, it was agreed in principal at that meeting that whilst the 9 metre building line etc would apply, your client would dedicate to the Board a strip of this area being 5 metres wide immediately adjoining the brink of the watercourse so as to provide uninterrupted access for the Boards plant etc.

I would welcome very early discussions with your goodself and your client to confirm this understanding, and to also determine a means by which access to this 5 metre wide strip of land can be achieved.

On the basis that the above matters are satisfactorily finalised, my Board would not wish to offer any objection to your clients proposals.

I presume soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

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

MINIMUM CHARGE £35

Needless to say in this eventuality, full details must be submitted for my Boards prior approval.

A copy of this letter is being forwarded to the Director of Planning.

Loweth Cowling Design
4 Victoria Street
Holbeach
Lincs

Yours faithfully,

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
25 APR 1994

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0326/94

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

BANK FARM, HOLBEACH BANK

3. Name, classification and number of road

III

4. Date application referred 20-4-94

5. State whether outline, detailed application etc.

OL

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

NEW DEVELOPMENT INCLUDING ACCESS

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:–

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include ~~the conditions shown overleaf~~.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning ~~authority to complete Form T~~.R. 108 para 10b as ~~shown overleaf~~.

Date: 25-4-94. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

The proposed site gains ~~an~~ access onto Holbeach Bank where there is insufficient land, within the application site, to provide adequate access for an adoptable estate road.

The proposed access arrangement does not provide adequate visibility in accordance with PPG 13, particularly to the ~~west~~ north of the traffic approach side. If permitted this would lead to vehicles emerging onto the Class III County Road, ~~B~~ close to a School, with inadequate vision of oncoming traffic, to the detriment of highway safety.

Also the junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety. In particular vehicles travelling from the north would not be able to enter the site

Cont'd

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To... S.H.D.C. ..... Planning Reference... H09/0326/94

The following are my observations upon the enquiry under the reference quoted above:—

Cont'd

— if another vehicle was waiting to leave. This would lead to the vehicle from the north having to wait on Holbeach Bank until the other vehicle left the site, to the confusion of other road users and detriment of highway safety.

The internal road ~~width~~ and footway widths are also inadequate for adoption as a future highway. There are no footways or street lighting along Fosmen Bank in the vicinity of this site and therefore it is considered to be detrimental to highway safety to establish an estate road junction at this location.

There have been 2 injury accidents reported in the vicinity of this site in the last 3 years, 1 involving a school child.

The proposed access would also conflict with the nearby vehicular access to the property to the south.

Date 25-4-94. Signed ..... Director of Highways and Planning

.N SMITH D., .P MRTPI
.ctor of Planning & Building Control Services
.ning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0326/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: New development including access

SOUTH HOLLAND D.C.
PLAN DEPT
15 APR 1994
REF Valid

Location: Bank Farm
Holbeach Bank
Spalding
Lincs

Type: OUTLINE

Date received: 31-MAR-94

12-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Amend application to show, in red, alignment of access through to Holbeach Bank Road. Improvements to access and provision of visibility splays must also be shown in red.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/235A/JAM

Your Ref.

Date 4 March 1994

Dear Mr. Naylor,

HOLBEACH BANK & WOODHOUSE AREAS IMPROVEMENT SCHEME

In response to your recent enquiry I enclose for your goodself a copy of a map upon which is indicated the line of the Board's new channel through your field.

As you are aware from our discussions at the time I was verbally informed by an officer in the District Councils' planning department that this channel could form a natural line for a future I.B.D.

Yours sincerely,

J.J. Elsey

ENGINEER TO THE BOARD

J. Naylor, Esq.,
Holbeach Bank,
Holbeach,
Spalding,
Lincs.

SOUTH HOLLAND D.C.
PLAN DEPT
31 MAR 1994
REF. 0326/94

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

9355.

S.H.D.C.
Planning Dept.
Priory Road.
Spalding.
Lincs.

SOUTH ... DISTRICT COUNCIL
PLANNING
31 MAR 1994
REF. 0326/94.

29th March 94.

F.A.O. J. Blacklock Esq.

Dear Sir.

Proposed low density development at Bank House Farm, Holbeach Bank. Spalding. Lincs.

Please find enclosed application documents in respect of the above following a meeting held with you on the 28th Feb 94.

The proposals have taken into account your advise and comments given at that meeting and also Highways advise after meeting our client on site

Application (phase 1) is wholly within the present IBD for Holbeach Bank and has defined boundaries.

Application (phase 2). is now bounded by SHIDB new drainage system and a natural extension to the scheme as per advise given to the SHIDB and noted by them in the enclosed letter.

Yours faithfully

Land and building surveys, plans, specifications, supervision, heating designs.
Registered in England 2474243

OUTLINE APPLICATION :- ROAD DETAILS WITHIN SITE SUBJECT TO DETAILED APPLICATION AND HIGHWAY REQ'MTS.

N

DEFINED ACCESS POINT TO HIGHWAY REQUIREMENTS AND FINISHES.

* MIN VISIBILITY IN EITHER DIRECTION NE. 108M / W. 77M

15M

15M

6M

3M

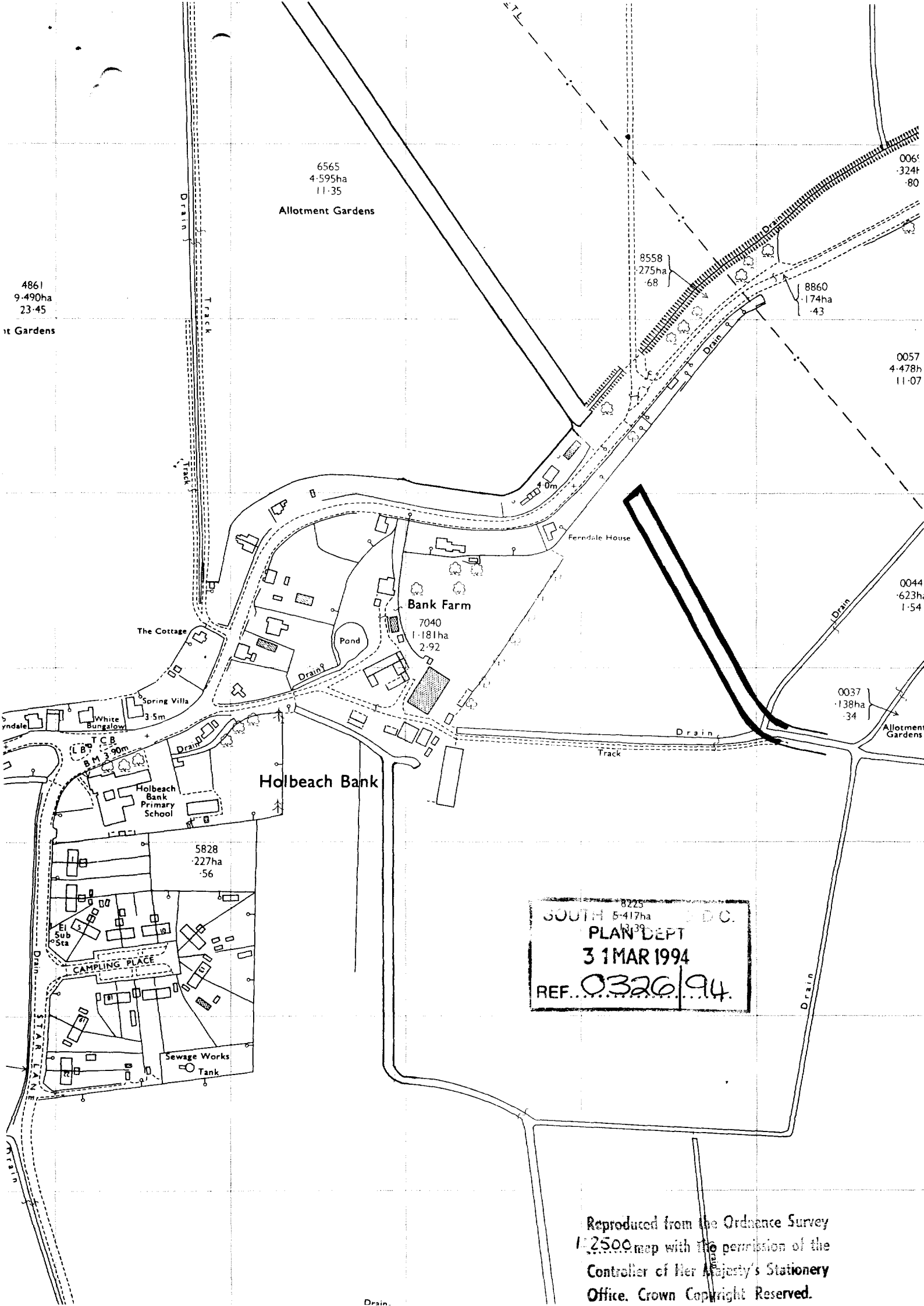
5M

10M

PROPOSED RURAL ROAD WITH 1.5 FOOTPATH FOR SENSITIVE SITE. ALL TO HIGHWAY REQUIREMENTS.

THE PROPOSED ACCESS ROAD IS TO SERVE LOW DENSITY DEVELOPMENT.

9353/1. SCALE 1:500


6565
4·595ha
11·35
Allotment Gardens
Drain
Track
4861
9·490ha
23·45
8558
·275ha
·68
8860
·174ha
·43
0057
4·478h
11·07
Ferndale House
Bank Farm
7040
1·181ha
2·92
Pond
The Cottage
Spring Villa
White Bungalow
3·5m
T C B
L B
B M 3·90m
Holbeach Bank
Holbeach Bank Primary School
5828
·227ha
·56
El Sub Sta
CAMPLING PLACE
Sewage Works
Tank
STAR LANE
0044
·623h
1·54
0037
·138ha
·34
Allotment Gardens
8225
5·417ha
SOUTH HOLLAND D.C.
PLAN DEPT
31 MAR 1994
REF. 0326/94
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