

APPLICATION No.....H109/0331/94.....

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0331/94

Received:05-APR-94 Type:OUTLINE

Name: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development, including means of access
and demolition of existing dwelling

Location : Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

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

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

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

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
 - 3) The siting and design of any individual vehicular access to a highway.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

- (v) proposals for the provision of screening, including details of heights, positions and types.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 4 The landscaping scheme shall include the provision of indigenous hedging (e.g. hawthorn) along the site's frontage with Battlefields Lane, directly behind the visibility splay and frontage footpath. It shall be allowed to reach a height of at least 1.8 metres and maintained at that height thereafter. Any losses shall be made good and the replanting shall be allowed to reach the height previously specified.

Reason: In the interests of the visual amenities of the street scene.

- 5 Before the new development is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

- 6 The development shall be served by a cul-de-sac off Battlefields Lane, with no vehicular or pedestrian link through to Marshlands Drive.

Reason: To protect the amenity of existing residents in Marshlands Drive.

- 7 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 8 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.

- 9 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.

- 10 Before the permitted access is commenced to be used the existing access between the site and Battlefields Lane shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

- 11 There shall be no individual vehicular or pedestrian accesses onto Battlefields Lane, other than the main central access.

Reason: In the interests of highway safety and also to protect the visual amenities of the street scene.

- 12 The proposed estate road access shall incorporate visibility splays of 2.4 metres x 90 metres at its junction with Battlefields Lane.

Reason: To reduce a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Battlefields Lane.

- 13 Before development is commenced, details of a footway fronting Battlefields Lane shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be completed before occupation of any of the dwellings.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

Director of Planning and Building Control Services
14-NOV-94 H09/0331/94

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.

PLANNING APPLICATION

For office use only

Application No. H09/0331/94
Date Registered 05 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

B. S. & R. B. COLE.
FIVE ACRE.
PENNYHILL ROAD.
HOLBEACH.
SPALDING.
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.
SPALDING.
Lincs.

Tel. No. 0406 490800.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BATTLEFIELD FARM, BATTLEFIELD ROAD, HOLBEACH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT.

**OFFICE
COPY**

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £1540

If you consider no fee is payable include a written explanation instead.

Signed

G. R. Merchant

Date

31.3.94

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

or This is an **outline** application

☒
 ☒

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

Please state Site Area

1.07 (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:

NOT KNOWN

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

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

sq. metres

metres

metres

metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No ☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

FARM HOUSE, FARM
BUILDINGS & GRASS
Paddock.**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** boxA. 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 ☒

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

If so, name of road: BATHFORDS LANE
Will there be -
Individual access(es) ☐
New estate road ☒**TREES** Please tick **one** boxA. 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:

SORKANAYS.
SURFACE WATER SEWER.
NOMains sewer ☒Cesspool ☐Septic tank ☐**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NO

Date:
Consultee(s):
Application No.:

NO

Application No.:

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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).

OWNERS.

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 G. J. Merchant (Applicant/Agent) Date 31. 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.

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 G. J. Merchant (Applicant/Agent) Date 31. 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.

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1540.

Receipt No P4119

Date first Rec'd 05 APR 1994

Registration

Reference H09/0331/94

Cross-Ref

Date 06-APR-94 JAC

Validation

TYPE OUTLINE

Site area 1.07

No of dwellings

Floorspace

Earlier permission - Ref:

New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee

Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £1540.

Nil fee

Previous app - ref:

Type of app

Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 151 OS Plots

Grid ref 5363303 2 5230

Ward J Parish HOUBEAUGH

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 203B

Dist Bound

Linked to property

Ref

Other:

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

HO9/0331/94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

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

☐

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

.....

Consultations:

County

.....

E Heritage

.....

Societies

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

WP Note -

G Group available

G* Group essential

(longer expiry)

Press

PC

WM

Residents

Environment/
Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

☐ G ENV (See separate sheet)

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

.....

Specify:

Specify:

Other PLA

Case Officer:

David Gedney

Senior Officer Confirmed

Date...../14

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Currently grassed with hedging along some boundaries.
Neighbours :
Boundaries : One or two small trees along frontage.
Site Features : Farm buildings/dwelling currently upon site.
No footpath. Streetlights along frontage.
Residential dwellings surrounding site.

Inspected by
Date

DMF
14/4

Site Notice posted by
Date
Expiry

DMF
14/4

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

29-45 (odd) Park Lane
17-18 Maghlin Drive.
3-11 (odd) Sir Isaac Newton Close.

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 *JME* Date *27/10*

Notes:

☒
☒
☒

Disabled

Prev conditions

Amended plans -

Dwg no:

Received:

CONDITIONS/REASONS:

See attached sheets

Condition monitoring:

non-std expiry
prior submission
prior siteworks

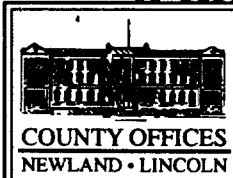
✓
✓

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒☐☐



LINCOLNSHIRE COUNTY COUNCIL

ENVIRONMENTAL SERVICES DIRECTORATE
Director: Joe Emmerson

Environment Development Division,
City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: KQH150/BG/AEW
My Ref : CB/DEVT 2/JP

Status Design
Status House
4 Princes Street
Holbeach
Lincolnshire
PE12 7BB

For further information contact
Mr C Briggs
Telephone Lincoln (01522) 552127

28 February 1996

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT BATTLEFIELDS LANE, HOLBEACH FOR KINGSWOOD INVESTMENTS

I refer to your letter of 22 February and enclosed drawing No. KQH150/2.

In order for the layout to be acceptable I require 2 of the frontage plots to be set back to provide adequate turning spaces and the turning head on the proposed cul-de-sac to be increased all as shown on the attached drawing. Subject to these amendments the layout will be acceptable from a highways point of view.

Yours faithfully


Director of Environmental Services

34619.d61



Printed on
Recycled Paper



→A

SHDC - FINANCE & RESOURCES DEPT	
RECEIVED	
- 3 MAR 1996	
PASSED TO (IBU)	PASSED TO (OFFICER)
Client	REF/FILE No.
Fin. Serv.	
Rev. Serv.	
Dem & Corp.	

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

Date: 6th March 1996
Our Ref: KQH150/BG/AEW
Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 01406 424343
Fax: 01406 490702

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

FOR THE ATTENTION OF MR J H BLACKLOCK

Dear Sir

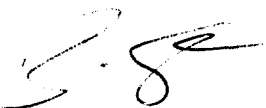
RE: LAND AT BATTLEFIELDS LANE HOLBEACH - KINGSWOOD INVESTMENTS
(REF. PLANNING PERMISSION H09/0331/94)

Further to our recent meetings and earlier draft schemes in respect of the above, I now enclose a further draft site layout incorporating 15 no. bungalows which relate to the original bungalow plans sent to you as follows:-

- Plot No. 1 Berkshire with detached garage
2 Holkham
3. Berkshire Modified
4. Holkham
5. Berkshire with detached garage
6. Cumberland Modified
7. Cumberland Modified
8. Berkshire
9. Sandringham
10. Cumberland Modified
11. Berkshire Modified
12. Berkshire with detached garage
13. Holkham
14. Holkham
15. Cumberland Modified

I would be grateful to receive your informal comments as to this proposal at your earliest possible convenience.

Yours faithfully



B. Gilham

File: Dev 2

**HIGHWAYS DEVELOPMENT CONTROL
RECORD OF GENERAL ADVICE**

Telephone Call / Meeting / Planning Application (Ref. No.) Letter

Date:- 12-3-96

Enquirer / District Council:- J. Blacklock SHDC.

Pre Application / Current Application / Development Road / General

Site Description:- Battlefields Lane, Helbrach

Advice Given / Information Requested / Notes of Meeting:-

*With regard to the latest letter & plan
from Status Design (6/3/96).*

*I have no objection to the layout
subject to the turning spaces for plots 14 &
2 being increased as shown.*

Signed:-



Date:- 12-3-96

Confirmed in writing:- Y / N or passed to District Council ☒

To

status Design
status House
4 Trinity St.
Holbrook

my ref

H09/0331/94

Dear Sir,

Residential Development

Bottlefields Lane, Holbrook

I refer to your letter dated 6/3/96.
in respect of the above and
subsequent telephone conversation with
Mr T. Blacklock.

Having looked at your sketch drawing
KOH 150/3, I consider the layout now
proposed is a ~~more~~ substantial
improvement on that originally
envisaged. It provides a more cohesive
arrangement of buildings around the
central spur road.

However, I would suggest that the
arrangement of plots 5 and 3 needs
for further refinement to ensure a
less cramped appearance (particularly
in relation to plot 6) and to enable
the dwelling on plot 5 to be given
a greater length of rear garden ~~and~~
~~therefore to be able to~~. In this
regard I would ~~suggest~~ the double
Suggest

garage could be dispensed with ~~and~~
in favour of a single garage interspersed
between dwellings 5 and 6 with the
former moved towards the corner of
plot 2. The garage for plot 3
could be positioned close to the
common boundary of plot 4 in
front of the dwelling on plot 3.

The Director of Highways and Planning
has commented that in respect of
plots 2 and 14 the garage should
be sited a further metre back into
their respective plots to allow for
adequate parking and turning.

I hope these comments will be of
assistance. They are offered, of
course, without prejudice to any
former decision ~~made~~ in respect
of the site.

FILE COPY

E Richards,
39 Park Lane,
Holbeach,
Lincs.
PE12 7AW.

Mr D Gedney

SAW/NRM/JJ
H09/0331/94

15 May 1996

Dear Sir/Madam,

LAND OFF BATTLEFIELDS LANE, HOLBEACH.

I write further to your letter dated 10th May 1996.

It is assumed that the land to which you refer is that associated with "Battlefields Farm". If this is the case I can advise that the land has outline planning permission for residential development, including means of access off Battlefields Lane and demolition of the existing farmhouse/outbuildings (Reference: H09/0331/94).

No one to date has submitted a "reserved matters" application for approval in respect of the number of plots, siting/design of the dwellings, etc. They have until November 1997 to do this (the expiry date of the outline planning permission).

I hope the above information is of assistance.

Yours faithfully



N Midlen
Development Control Manager

B G ?

SHDC - FINANCE

My 39 Park Lane
Holborn
Lines
PE12 7AW

16 MAY 1988

14 MAY 1988

0/5/96

Dear Sir

Dear Sir

I understand that the land which backs onto my property, namely 2.6 acre small holding, Battlefields Lane Holbeach, has been sold. Would you please

would you please inform me of any change of use regarding the small holding I moved into my property per se as it backed onto open land with livestock. As I house my own pets backing on to this land I would wish to object to any change of use, as historically the small holding has been in use longer than living memory.

Yours faithfully,
E Richards

FILE COPY

Status Design,
Status House,
4 Princes Street,
Holbeach,
Lincs.

Mr J Blacklock

SAW/NRM/JJ
H09/0331/94

11 June 1996

Dear Sir,

**PROPOSED RESIDENTIAL DEVELOPMENT - BATTLEFIELDS LANE, HOLBEACH,
KINGSWOOD INVESTMENTS.**

I refer to your letter dated 8th May 1996 and subsequent telephone conversation with my Officer, Mr J Blacklock, in respect of the above.

The revised layout is on improvement on that previously discussed and accordingly, I consider it would be likely to be viewed favourably if an application for permission was submitted.

I trust these comments will be of assistance. They are offered, of course, without prejudice to any formal decision on such an application.

Yours faithfully

N Midlen
Development Control Manager

DESIGN

Status

CONSULTANTS IN ARCHITECTURE & PLANNING

Date: 8th May 1996

Our Ref: KQH150/BG/AEW

Your Ref: JB/JJ H09/0331/94

SHDC

- 9 MAY 1996

Housing & Planning
Received

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 01406 424343
Fax: 01406 490702

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR J H BLACKLOCK

Dear Sir

Ref: 0331/94

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT BATTLEFIELDS LANE HOLBEACH
FOR KINGSWOOD INVESTMENTS

Further to my letter to you dated 6th March 1996 and your subsequent response dated 1st April 1996, I enclose a revised Site Layout drawing no. KQH150/3 incorporating amendments to meet comments in your letter. In addition to this I enclose copies of the additional design types from those already supplied to you, namely Berkshire NG and Berkshire Modified.

I would be very grateful to receive your comments on this proposal before we make a formal planning application.

Yours faithfully

B. Gilham

Enc.

AMENDED PLAN

Ref.

A1

Status Design,
Status House,
4 Princes Street,
Holbeach,
Lincs.

Mr J Blacklock

JB/JJ H09/0331/94

01 Apr 1996

Dear Sir,

RESIDENTIAL DEVELOPMENT, BATTLEFIELDS LANE, HOLBEACH.

I refer to your letter dated 6th March 1996 in respect of the above and subsequent telephone conversation with Mr J Blacklock.

Having looked at your sketch drawing KQH150/3, I consider the layout now proposed is a substantial improvement on that originally envisaged. It provides a more cohesive arrangement of buildings around the central spur road.

However, I would suggest that the arrangement of plots 5 and 3 needs a further refinement to ensure a less cramped appearance (particularly in relation to plot 6) and to enable the dwelling on plot 5 to be given a greater length of rear garden. In this regard I would suggest the double garage could be dispensed with in favour of a single garage interposed between dwellings 5 and 6 with the former moved towards the corner of plot 2. The garage for plot 3 could be positioned close to the common boundary of plot 4 in front of the dwelling on plot 3.

The Director of Highways and Planning has commented that in respect of plots 2 and 14 the garage should be sited a further metre back into their respective plots to allow for adequate parking and turning.

I hope these comments will be of assistance. They are offered, of course, without prejudice to any formal decision in respect of the site.

Yours faithfully

N Midlen
Development Control Manager

Chris
your comments please

12/2

OK subject to approval of access permission & details 08/12/2.

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

Date: 8th February 1996

Our Ref: KQH150/BG/AEW

Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 01406 424343
Fax: 01406 490702

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

FOR THE ATTENTION OF MR J H BLACKLOCK

Dear Sir

RE: KINGS QUALITY HOMES - LAND AT BATTLEFIELDS LANE HOLBEACH
OUTLINE PLANNING PERMISSION REF. H09/0331/94

Further to our recent discussions, I understand that it is likely to be acceptable for 2 no. dwellings to be sited to the frontage of the site at the southern end with access directly onto Battlefields Lane.

After speaking directly to Mr C Briggs of the Lincolnshire County council he informs me that he would also accept a single dwelling sited to the frontage at the northern end.

I would be grateful, therefore, if you could confirm that both of these situations are likely to be acceptable to yourselves as obviously this is against the conditions of the Outline Planning Permission.

The designs that are hoped to be used for this site are as follows, copies of which are enclosed:-

York
Cumberland
Sandringham

Holkham
Gloucester
94012:2

Berkshire
Salisbury
SS/102/A

It is proposed that the York, Holkham and possible Sandringham will be sited to the frontage of the site with others off a cul-de-sac road to the rear.

29/2. Discussed with Brian Gillham. Advising various
'COSMETIC CHANGES' WERE DESIRABLE EG. BRICK OVERSATING, CANSE.
FOR NOTE ON WORK SEE H09/0331/94

Continued...

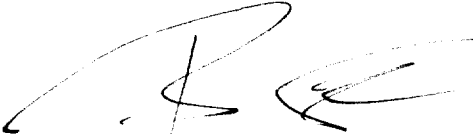
08.02.95

KQH150/MRG/AEW

Page 2

I would be grateful to receive your views on the suitability of these designs for this site.

Yours faithfully

A handwritten signature in black ink, appearing to be 'B. Gilham', with a large, sweeping initial 'B' and a stylized 'G'.

B. Gilham

Enc.

3, Sir Isaac Newton
Close,
Holbeach,
Spalding,
Lincs.

(0406) 49039

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1974 DG

ATTN: [initials]
DPO
0000
JC
A/R
[unclear]
[unclear]
[unclear]

15/6 M

S_{15/6} Mon. 13th. June 1994.

Dear Sir,

With regard to your letter, 01-Jun-94,
notice of planning permission in respect
of neighbouring property Ref - H09/0331/94.
After inspection...

After inspecting copies of the application, the plans and other documents, I do have observations:

The proposed road from the end of marshlands drive, through the farm, leading onto Battlefields lane concerns me. This road would become a popular 'short cut' for much of the area's residents and visitors. This road looks to be a very direct road - perhaps encouraging speed for a road in a mainly family area with children.

Perhaps a way to discourage speeding along this proposed route,

would be 'sleeping policemen' on road crossings. This is a much proven deterrent, giving peace of mind, safely to residents and children.

This sort of 'speed limiter' has become very popular in many towns and cities across the country and is proven to work!.

Also, being owner of No.3, Sir Isaac Newton Close, Holbeach, some fencing or landscaping will be needed between the proposed site and No.3's garden as the present boundary separation will not be adequate; should permission be granted.

I do hope my concerns will be carefully considered by you.

Yours Faithfully,

Mr. K. Mason.

Miss R.S. ~~Mitchell~~

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



Application no: H09/0331/94

Applicant: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development, including means of access
and demolition of existing dwelling

Location: Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

Type: OUTLINE

17-NOV-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 granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Copy sent to:-

V Churchill
Mayfields
Battlefields Lane
Holbeach
Spalding, Lincs. PE12 7PH

Mr Mason + Miss Mitchell
3 Sir Isaac Newton Close
Holbeach
PE12 7QH

Mrs J Rushby
Suncrest
Battlefields Lane
Holbeach
PE12 7PH

OBJECTIVE

"Mayfields."
Battlefields Lane.
Holbeach. Spalding.
S. Linc's
PE12 7PH.

3rd May 1994.

Planning Officer.
S. H. D. C.
Priory Road.
Spalding.

Re:- Development Battlefields Farm.
Ref. H09 / 0331 / 94.

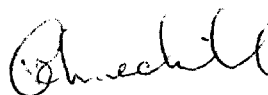
Dear Sir,

With reference to the above Development for further accommodation in the immediate area, the lack of movement in the Housing Market, plus the egress road location seems to suggest that insufficient thought has been given to this project.

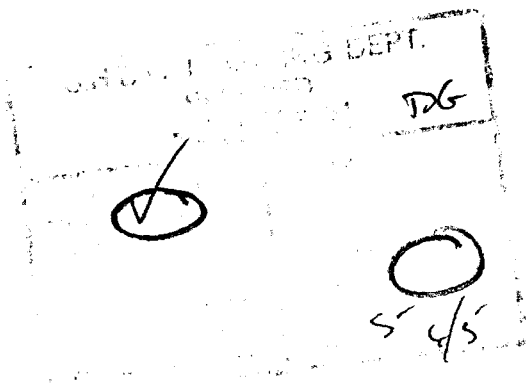
Considering that the "Lane" being unsuitable for Heavy Vehicles that Large "ARTICULATED VEHICLES" use it as a "SHORT CUT" from the A17, that "DOUBLE DECKED PASSENGER VEHICLES" as well as Coaches have been seen. Young Riders and Young Drivers on many occasion do not use this section of the road as safely as was intended.

I feel that far more consideration be given to this aspect so as to safeguard even now the lives of yet unborn children will be living in project area and have to use the road which even now in my opinion is not a safe situation.

yours, most concerned



V. Churchill.



site. I feel there is at present enough property development in this area with Elys building on Park lane and behind the nurseries. Also as I understand there is planning permission granted on the field joining the A17 and running down Park Rd and onto Batterfields at the corner opposite Batterfields farm.

As it is there is many properties on the Marshlands Drive. development recently completed by Suters Ltd. that remain unsold and have as you realised been rented out to tenants from a housing association mainly to single parent families and the unemployed causing many problems on this estate ie barking dogs and radios etc as I am sure your relevant departments are aware.

In my opinion the only acceptable development on here would be a small no. of bungalows with their access through onto Marshlands drive as not to cause any more traffic problems on Batterfields lane. As you are aware the majority of properties in this area of Batterfields lane are single storey as are those backing on to the development from Park lane.

I look forward to hearing your comments on the matter raised.

Mrs. J. Rushby

**KINGSWOOD
INVESTMENTS**

6/2/96
KINGSWOOD INVESTMENTS

Holbeach Manor,
Fleet Road,
Holbeach, Lincolnshire, PE12 7AX.
Telephone: (0406) 423388
Fax. No. (0406) 426237

Your Ref.

Our Ref.

JHK/TJ.

4th April, 1996.

FOR THE ATTENTION OF MR. N. MIDLEN.

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

Dear Mr. Midlen,

**RE:- RESIDENTIAL DEVELOPMENT AT
BATTLEFIELD LANE, HOLBEACH.**

Thank you for your letter of 1st April, 1996.

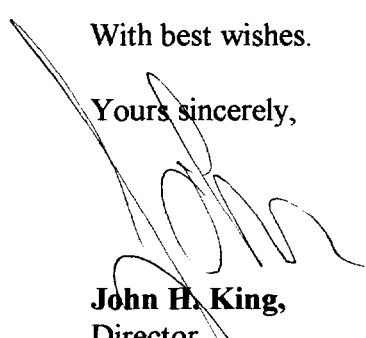
It was against my better judgement that I intended to purchase the above land in South Holland as opposed to Boston.

After seeing the development at the Mattimore House, Holbeach, Spalding Road, Holbeach and Ropers Bridge, Whaplode I have decided that you require properties which I do not wish to build.

I have decided not to proceed with the purchase.

With best wishes.

Yours sincerely,


John H. King,
Director,
Kingswood Investments.

File
H09/0331/94

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4119
Date received : 05-APR-94

Received from

R B & B J Cole

Address

Five Acre
Pennyhill Road
Holbeach
Spalding

Fee paid	£ 1540.00
VAT	£ 0.00

Total received £ 1540.00

Cash/Cheque : Cheque

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H 09/0331/94

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

BATTLEFIELDS FARM, BATTLEFIELDS LANE
HOLBEACH

3. Name, classification and number of road

UC

4. Date application referred

13-4-94

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT

- 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:

13-4-94

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) C1

(2) C2m

(3) C3

(4) B20 ——— Battlefields Lane

(5) Before any dwellings are occupied the ~~factory~~ shall be provided along Battlefields Lane as shown on the submitted drawing no BS & RBC 1/2 in accordance with details to be approved.

(6) The proposed estate road access shall incorporate 4.5m x 90m visibility splay as shown on submitted drawing no BS & RBC 1/2.

(7) The estate ~~road~~ shall connect through to the eastern boundary to connect to the existing road, Horsfield's Drive

Delete as appropriate

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

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

(1) C1

(2) C2m

(3) C3

(4) B1

(5) To provide safe and adequate passage on foot for the residents and their visitors

(6) B4

(7) To provide for proper development of the area ~~the interests~~

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



Application no: H09/0331/94

Applicant: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

Type: OUTLINE

Date received: 05-APR-94

Dear Cllr N I Capes

12-APR-94

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 19-APR-94 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 N I Capes
11 East Elloe Avenue
Holbeach
Spalding Lincs
PE12 7NB

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

I DON'T THINK THIS LAND
IS IN I.B.D.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 APR 1994 DG	
Attention of	
DPO NEW	
DPO BE	
IC AGP	
Action by	
Checked with	
Comments	

Signed:

N I Capes

CAN YOU CHECK IF LAND

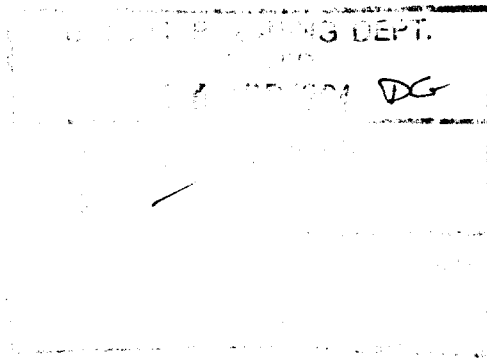
→ IS IN HURN WARD

IF SO PLEASE CONTACT

J. PEARL

Our Ref: GT/H09/0331/94

20 April 1994



*National Rivers Authority
Anglian Region*

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

Dear Sir

PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: BATTLEFIELDS FARM, BATTLEFIELD ROAD, HOLBEACH
APPLICANT: B S & R B COLE

I refer to your consultation received on 5 April 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

REASON: To prevent pollution of the water environment.

Advice to Planning Authority

This site is within the drainage area of South Holland IDB, who should comment from a land drainage point of view.

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



Advice to Applicant

Only uncontaminated surface water shall be discharged to any soakaway.

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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mervyn Pettifor'.

MERVYN PETTIFOR
Planning Manager

EMF

cc B S & R B Cole, Five Acre, Pennyhill Road, Holbeach, Spalding, Lincs.

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

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



Application no: H09/0331/94

Applicant: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

Type: OUTLINE

Date received: 05-APR-94

12-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 26-APR-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 D M GEDNEY

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:

Supported

Signed:

[Signature]

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 APR 1994 <i>DS</i>	
Attention of	
REF	
DATE	
BY	
REMARKS	
RECEIVED	
DATE	
BY	
REMARKS	

DEPARTMENT OF HIGHWAYS AND PLANNING

To: D. CROFTON SHOC

Planning
Reference: 1409/0331/94

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

BATTLEFIELDS FARM, HERBACH

With regards to this proposal I would make the following additional comments:—

- (1) I would object to this area being served solely from Marshlands Drive & due to the fact that this is already an excessively large cul-de-sac served by a slightly sub-standard access onto Battlefields Lane.
- (2) I would like to see a connection from Battlefields Lane, via this site to Marshlands Drive to relieve the situation on the existing cul-de-sac. However this is not totally essential.
- (3) This area requires to be served by a good access including visibility and footways having in mind the existing alignment of Battlefields Lane. I consider the safety of pedestrians would be put at risk if they didn't have the proposed footway.

Date

12-5-94

Signed

Director of Highways and Planning

Mr G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D M Gedney
DMG/JK/H09/0331/94

16 May, 1994

Dear Sir

Planning Application H09/0331/94 - Residential Development,
Battlefields Farm, Battlefields Lane, Holbeach (B S & R B
Cole)

I refer to the above application submitted by yourself.

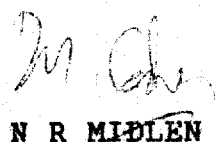
Firstly, it is considered that the alignment of the new road should be included within the application. I have sketched on an enclosed plan what I consider to be a reasonable alignment, which incorporates "traffic calming" measures.

Also, it is considered that sections of footway (as shown in pink on the enclosed plan) are not necessary and should be deleted in favour of grass verge.

Finally, indicative details are required showing the possible layout of the site and also landscaping, including details of which trees on the site are to be retained/felled. It is considered that the landscaping scheme should include new indigenous hedge planting along the site's frontage where the existing hedge is to be removed. This, of course, should be behind the visibility splay and also interspersed by trees.

I look forward to your response in respect of the above within the next 21 days and enclose the relevant amendment forms should you require them.

Yours faithfully


N R MIDLEN

Principal Planning Officer (Development Control)

Office Copy

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that B S & R B Cole
is applying to the Council for planning permission for the following:

Reference No: H09/0331/94

Description: Residential development

Location: Battlefields Farm
Battlefields Lane
Holbeach
Spalding Lincs

(Amended plans received)

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 28-JUN-94

Any observations should be sent to me by 28-JUN-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

07-JUN-94

S O U T H



H O L L A N D
DISTRICT COUNCIL

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568210

CAR BOOT SALE
June 12th,
9 am-12 noon
at Spalding Family
Centre, 67 Albion Street
£3 booked, £5 on day
0775 722471
NO TRADERS

1e8065

SWATON VINTAGE DAY
ALL DAY - SUNDAY,
12th JUNE
Centre Swaton Village
Proceeds to Lincolnshire
Helicopter Ambulance and
Swaton Church

1e8065

GOREFIELD SHOW
HEAVY HORSES - GYMKHANA
PONY SHOW - DOG SHOW

St Paul's Fulney Garden Fete
Saturday, June 11th - 2.00 pm
Vicarage Gardens
Miss St Paul's, St Paul's Prince and Princess (2-4 years)
Baby Show (0-6 mths, 6 mths-18 mths)
Stalls include Bric-a-Brac, Cakes, Gifts
Lots of Games including Hoop-La, Teddy Bontholt, Hunt-a-Duck, Treasure Wheel, Trivia Quiz, Raffle
Jumble - Bric-a-Brac
GRAND PRIZE DRAW
Refreshments available
Admission Free
Please support your local church

568178

RSPCA JUMBLE SALE
Saturday, June 11th
10 am-12 noon
Monkhouse School Community Centre, Spalding
BARGAINS! in Clothes, Toys etc.
Entrance 10p

Museum of Entertainment presents
PHIL BURBECK
on the Rodgers Theatre Organ
Saturday, June 11th, 7.30 pm
Tickets £2 in advance
Tel: 0406 340379
Reg Charity No 1007501
Mileham, Wapleade St Catherine, Spalding, Lincs PE12 8SF

OXFAM GARDEN COFFEE EVENING
Thursday, June 9th
7.00-9.00 pm
Sycamore House, Leavelake Drive, West Pinchbeck
Cakes, Plants and Produce, Bric-a-Brac, Oxfam Cuffs, etc.

J. W. Carnell Ltd
Tel. Holbeach 350482

Sunday, 12th June
BRIGHTON
Depart Holbeach 7.00am
1/2 DAY TOUR TO WROXHAM
Depart Holbeach 1.00pm
Sunday, 19th June
LONDON AIRPORT & WINDSOR
Depart Holbeach 7.30pm
Sunday, 19th June
HUNSTANTON
Depart Holbeach 1.00pm
Sunday, 26th June
ALTON TOWERS
Depart Sutton Bridge 8.00am
Sunday, 26th June
GREAT YARMOUTH
Depart Holbeach 8.00am
1/2 DAY TOUR TO LINCOLNSHIRE WOLDS
Depart Sutton Bridge 1.30pm

HOLIDAYS AND SHORT BREAKS
26th August: Edinburgh Tattoo 4 days
4th September: Tenby 8 days
9th September: Blackpool 3 days
23rd September: EuroDisney 4 days
30th September: Blackpool 3 days
17th October: Blackpool 5 days
12th November: Boulogne 2 days
2nd December: EuroDisney 4 days
BOOKING AGENTS:
CATOURS TRAVEL, HOLBEACH
19, 35, 45, 53, 55, 57 SEATER
COACHES FOR PRIVATE HIRE
All our Coaches are now non-smoking.
267123
16/1/76

FISH !!!
CHEAP HEALTHY EATING!!!
TOP QUALITY - LOW PRICES!
LARGE HADDOCK, COD & PLAICE -
Still only £1.80 per lb (5 lb box)
LARGE SMOKED HADDOCK FILLETS
- Still only £2.00 per lb (5 lb box)
We sell a FULL RANGE of FISH & FISH PRODUCTS
Eg. SKATE, COLEY, PRAWNS, FISH CAKES.

CALL WITHIN

150898

0775 766718

LINCOLNSHIRE FREE PRESS TUESDAY 7 JUNE 1994

PUBLIC NOTICES

STATUTORY NOTICE
(Significant Enlargement of Premises)
The Governing Body of Spalding Grant Maintained Primary School, Woolram Wygate, Spalding, Lincolnshire, PE11 1PB.
NOTICE IS HEREBY GIVEN in accordance with Section 89(1) of the Education Act 1988 that the Governing Body of Spalding Grant Maintained Primary School intends to make a significant enlargement to the premises of the school in order to provide for a two form entry to the school with effect from September 1995, and has made the following proposals for that purpose.

The school's capacity is 246 and the number of roll is 244. It is intended to increase the school's capacity to 426 by building a new block consisting of six classrooms. There would also be enlargements to the school hall, increased storage, relocated staff room, new administration block, the creation of new circulation areas, increased staff toilet provision and an extension to an existing playground. In September 1995 and subsequent years the number of pupils to be admitted at age 4+ would be 60 rather than the current 50. Admissions would continue to be made in accordance with the governing body's published admission policy. The present provision at the school for pupils who have special educational needs would not be affected by these proposals.

In order to implement this proposal, an application for capital grant of £807,225 has been made to the Department For Education. This proposal is conditional on the capital bid being successful.

Before the end of the period of two months beginning with the date of these proposals, any of the following may submit an objection to the Secretary of State:

- any ten or more local government electors;
- the governing body of any school affected by the proposals; and
- any local education authority concerned.

Objections should be sent to:

The Secretary of State For Education, Schools Branch 4, Division B, Department For Education.

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

B. S. & R. B. Cole **OUTLINE**
Residential development
(Amended plans received)
Battlefields Farm, Battlefields Lane, Holbeach, Spalding, Lincs.

Q.V. Foods Ltd **FULL**
Erection of potato packhouse and ancillary works
Manor Farm, Holbeach Hurm, Spalding, Lincs.

A. Naylor **OUTLINE**
Residential development
including details of means of access (Amended plans received)
Roman Bank, Saracens Head, Spalding, Lincs.

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

H04/0497/94
Tassach Contractors Limited **FULL**
Residential development (10 terraced houses in two blocks)
Church Street, Donington, Spalding, Lincs.

H16/0506/94
Messrs Poddingtons **FULL**
Proposed conversion of garage to offices
44 Double Street, 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.

S O U T H
B. Smith
Director of Planning and Building Control Services

H O L L A N D
DISTRICT COUNCIL 568001 187/507 L77-6
June 7, 1994.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Office
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H09/0331/94

Applicant: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

Type: OUTLINE

Date received: 05-APR-94

01-JUN-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 15-JUN-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 D M GEDNEY

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:

S.H.D.C. PLANNING DEPT. RECEIVED - 8 JUN 1994	
Attention of DDO MEM DDO BS JC ACP	File Nos.
Initiated by	Approved YES/NO
Checked with	
Approved by	

Signed: *11 copies*
4/6/94
Supported



LATE OBS: Offr. M.S. Date. 20.6.
Salient n. Highlighted

Anglian Water
Services Limited

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 JUN 1994 DG	
Attention of	File No.
DPO NPM	
DUFO CES	
IC ACP	
Action by	Approval YES/NO
Planning with	by
to	date

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/940116
Your ref
H09/0331/94

13 June 1994

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

Dear Sir

Proposal : Residential development
Location : Battlefields Farm, Battlefield Road, Holbeach, Spalding
Applicant: B S & R B Cole

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.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no public surface water sewerage facilities in the vicinity of the proposed development.

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

The use of soakaways at this site should be proven adequate in accordance with BS6297:1 983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the public foul sewer.

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.

Cont'd

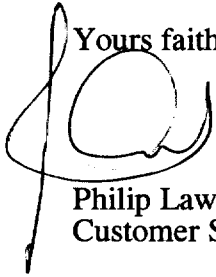


Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

13 June 1994

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Laws', written over the typed name.

Philip Laws
Customer Services Manager

43 PARK LANE
HOLBEACH
SPALDING
LINCS
PE12 7AW

LATE OBS: Offr. J.C. Date. 20/6.
Salient points highlighted ✓

D M Gedney
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

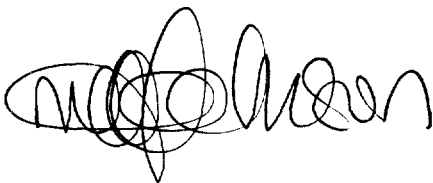
15th June 1994

Dear Sir

Residential Development at Battlefields Lane Holbeach HO9/0331/94

With reference to the above matter, I have no objections to the application for planning permission, if the buildings to be constructed facing my property shall be as the buildings further along which face neighbouring properties, namely of solid brick construction facing existing properties.

Yours faithfully



Miss M Johnson

ok.

S.H.D.C. PLANNING DEPT. RECEIVED 17 JUN 1994	
Attention of DPO <u>AKM</u> DOPO <u>BS</u> IC <u>ACP</u>	File Nos.
Action by	By <u>AKM</u> YES/NO
Consent with	By
Copy to	By

1/6.

APPLICATION REFERENCE: H09/0331/94 DATE RECEIVED: 05-APR-94

TYPE: Outline

DESCRIPTION: Residential development, including means of access and demolition of existing dwelling

LOCATION: Battlefields Farm, Battlefields Lane, Holbeach.

APPLICANT: B S & R B Cole

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL	
REPORT TO PLANNING COMMITTEE	
Date	22 JUN 1994

RECOMMENDATION

That on the expiry of the publicity period the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions.

COMMENTS

- 1 Site inside Interim Boundary of Development. No objections in principle.
- 2 When planning permission was granted for the Marshlands Drive development, a condition was imposed requesting that the estate road be constructed to boundary of the current site to ensure future provision for a link road through to Battlefields Lane. The link is shown within this particular proposal and the County Highways Authority raise no objections subject to conditions, including a visibility splay of 4.5 metres by 90 metres.
- 3 Since the creation of the new access involves part removal of the existing indigenous hedging fronting the site, it is considered that new hedging should be planted and interspersed with trees to preserve the character of this particular section of Battlefields Lane.
- 4 A number of semi mature trees are currently located in the south western corner of the site. The applicant has indicated that the majority of these would be removed; however, it is my opinion that as many of these should be retained as possible and incorporated within the scheme.

REPRESENTATIONS

Parish Council: Supported.

Ward Member:

Councillor Capes.

I do not think this land is within Interim Boundary of Development.

County Highways:

Request conditions.

Public:

Objections received from "Suncrest" and "Mayfields", Battlefields Lane (summarised).

- Busy road. Creation of new access on this corner would be dangerous. Vehicles often travelling fast at speed in excess of 50 mph, including HGV's.
- Have been many scrapes and minor accidents on this stretch of road. Never gritted in winter.
- Already enough properties within this area, many of which still remain unsold.
- In my opinion the only acceptable development could be a small number of bungalows with access through to Marshlands Drive.
- Far more consideration should be given to the project to safeguard the lives of children in the future.

SCHEDULE OF CONDITIONS

- 1 SC8 - (Details)...exclude landscaping.
- 2 Notwithstanding the plan accompanying the application, before development is commenced a landscaping scheme for the whole site, including details of positions, heights on planting, species of trees and shrubs and details of which of the existing trees are to be retained/removed, shall be submitted to and approved by the Local Planning Authority. Reason: In the interests of visual amenity.
- 3 SC27 - (Implementation of Planting).
- 4 SC28 - (Protection of Existing Trees).
- 5 The existing hedging along the site's boundaries (apart from that within the visibility splay and at access points) shall be retained at a height of at least 1 metre along the frontage and 1.8 metres in all the cases. In the event of the existing hedging dying, it shall be replaced within 6 months by hedging of the same species and such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of the planting. During that period all losses shall be made good as and when necessary and the replanting shall be allowed to reach the height previously specified. Reason: In the interests of visual amenity.
- 6 C1 - (Estate Development - Highway Requirements).
- 7 C2a - (Road Construction).
- 8 C3 - (Surface Water Run-off).
- 9 B20 - (Stopping Up of Existing Access)...Battlefields Lane. Reason: In the interests of road safety.
- 10 Before any dwellings are occupied a footway shall be

provided along Battlefields Lane as shown on the submitted drawing number BS and RBC1/2A in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for the residents and their visitors.

- 11 The proposed estate road access shall incorporate 4.5 metres by 90 metres visibility splays as shown on the plan accompanying the application (drawing no. BS and RBC1/2A received by the Local Planning Authority on 23 May 1994).

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Battlefields Lane.

- 12 The estate road shall connect through to the eastern boundary of the site adjoining the estate road associated with Marshlands Drive and such a connection shall be made before any of the dwellings are occupied.

Reason: To ensure a satisfactory development.

- 13 Before development is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

Notes

- 1 SN1 - (Amended Plans)...Drawing No. BS and RBC1/2A received by the Local Planning Authority on 23 May 1994.
- 2 The landscaping scheme for the site should include the retention of the hedging as far as possible (apart from that within the visibility splay or associated with an access). The frontage hedging to be removed shall be replaced by indigenous hedging (e.g. Hawthorn) and interspersed by native trees. Also, the existing trees in the south western corner of the site should be retained as far as possible and incorporated within the development.
- 3 The new access road should link up to the existing estate road associated with Marshlands Drive. Further, traffic calming measures should be incorporated within its design.
-

PLANNING COMMITTEE - 22nd June, 1994

401. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/1167/93 Mr J A Fisher	Change of use of building to residential, and erection of extension at Holbeach Drove, Spalding.

((i) Pending a site inspection by the Plans Sub-Committee on 25/7/94 to assess the condition of the building and suitability of the site for the proposal; (ii) to enable the Director of Planning and Building Control Services to obtain advice from a Structural Engineer and (iii) the application be referred back to this Committee for determination.)

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

26

H09/0331/94 B S & R B Cole	O.A. Residential development, including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.
-------------------------------	--

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

(The Director of Planning and Building Control Services reported one further letter of objection had been received in relation to the above application.)

H20/0472/94 Mr C Wright	House, Plot 1, Drawdyke, Sutton St James.
----------------------------	---

(Pending a site visit to assess the suitability of the site for the proposal.)

(It was reported that a late letter of representation had been received from the applicant's agent in relation to the above application.)

H23/0004/94 A Naylor	O.A. Residential development at Roman Bank, Saracens Head.
-------------------------	--

(Pending a site visit to assess the suitability of the site for the proposal, such visit to be held when application no. H23/0003/94 relating to residential development at Roman Bank, Saracens Head is to be reported to the Committee for determination, and the matter to be referred back to this Committee for decision.)

22nd JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0709/93 Adams and Sons	JB	Grant as recommended. Ltr to accompany decision emphasising that we recognise the needs of that particular business and that policy guidelines would need to be considered for any new proposal on the site. Discuss with DPBCS.
4	H07/1134/93 F C Congreve	DMG	Grant as recommended.
8	H09/1167/93 Mr J A Fisher	JB	Deferred for 25 Jul site visit. Consult John Porter re structural survey. Possible condition re change of use alterations to be completed before work on extension commences. Discuss with NRM.
11	H05/0085/94 Scott & Son Ltd	JB	Grant as recommended. Description to be altered to read residential development and demolish existing etc. Write to applicant giving indication of support as per recommendation 'B'.
13	H09/0213/94 A R Bennett	JB	Refused as recommended. Letter to accompany decision notice suggesting more appropriate solution would be external lighting onto painted board.
14	H14/0224/94 Mr E Fragale	PJU	DPBCS Auth subject to sect 106 obligation and expiry of consultation period. Condition 1 to be amended to read "The premises shall not be open to members of the public ..." Condition re fume extraction required.
18	H04/0254/94 Howse and Co	PJU	Grant as recommended. Amend condition 1(i) - details of all elevations needed - none of the outline drawings are adequate.
22	H09/0309/94 H G Dunning	DMG	Grant as recommended.
24	H16/0316/94 Mr R Stanton	DMG	Refused as recommended.
26	H09/0331/94 B S & R B Cole	DMG	Deferred for site visit. Highways to expand reasons for opposition to access proposal via Marshlands Drive. Sketch layout from dept showing principles of bringing cul-de-sac via Marshlands and retaining hedge.
29	H23/0333/94 Mr & Mrs Munns	DMG	Refused as recommended.

- 30 H2 0404/94 JB Refused as recommended.
B D Groves
- 33 H18/0412/94 JB Grant as recommended.
Land and Building
Control Services
- 35 H16/0429/94 DMG DPBCS Authorised subject to revision (additional
Coleman Builders land now available).
Check whether can be treated as an amendment or if
new application would be required. DPBCS Auth
in both cases. Discuss with NRM.
- 37 H12/0454/94 DMG No objection as recommended plus note to be
L.C.C. added re traffic implications.
- 38 H09/0461/94 DMG No objection as recommended.
L.C.C.
- 39 H20/0472/94 DMG Deferred for site visit.
Mr C Wright Require clear information about effect of original
permission on trees. Update plan accordingly.
- 7 H23/0004/94 DMG Deferred for site visit then back to main
A Naylor committee for decision.
H23/0003/94 is to be put forward for site visit
with this application.
This is a sensitive and important area of the
village and a development brief may be required.
AWAIT MINUTES

23rd June 94

Signed:

N Midlen

Principal Planning Officer

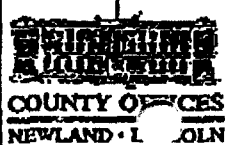
Ref 709/0331/94

Rang Bob Merchant 24/6 to advise him that Committee are considering the possibility of halting the access off Marshland Drive, rather than Babbledale Lane. Stressed therefore that the hedging/trees should be retained by the applicant in his own interest (understood that applicant currently carrying out some work on the site.

DMG 24/6.

Bob Merchant rang back later in day to inform me that all the applicant had done was to remove tiles on roof. He did not intend to remove hedging/trees.

DMG 24/6.



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

FACSIMILE TRANSMISSION COVER SHEET

DATE 30-6-94

LATE OBS: Off. Date:

Content points to:

TO	
NAME	<u>N. MIDLEN</u>
	<u>SHDC</u>
ADDRESS	
	
FAX NO	<u>0775 710772</u>

FROM	
NAME	<u>C. H. B. Briggs</u>
ADDRESS	4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
TELEPHONE NO	<u>0522 553127</u>
FAX	<u>0522 553149</u>

NUMBER OF PAGES TO FOLLOW:

2

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

Note I did specifically ask Chris to indicate if Ben was an Lintem S. Phillips & access from estate to Battlefields. He has not done so. Does this indicate that in practice - as opposed to theory - it is not possible? OK? *MM*

4 Jan 5th 1994
SHDC PLANNING DEPT.
RECEIVED
30 JUN 1994 DG
(2)

10990.s4a



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

My Ref: CG/PLAN11/SS

Director: J. Emmerson

Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

30 June 1994

Dear Sir

PROPOSED DEVELOPMENT AT ~~BATTLE~~ FIELDS LANE, HOLBEACH
PLANNING REF H09/0331/94

I understand that your Planning Committee are considering approving this development on the grounds that it is developed as a cul-de-sac served from Marshlands Drive.

I consider that there are three alternative ways of developing this site; solely from Marshlands Drive, solely from Battlefields Lane and thirdly, as a link road between the two.

The first option, as preferred by your Committee, is the least acceptable in highway terms. It would lead to further development off an already large cul-de-sac served by one access point onto Battlefields Lane via Stockman's Avenue.

In 1988, I wrote a note (on Form H.A/3J dated 12/5/1988) regarding Planning Application H09/13/8/87 expressing my concern that the cul-de-sac was at its maximum length and that any further development would require a new access onto a Public Highway.

At that time, you indicated to my assistant, Mr Briggs, that an access point was envisaged through the site currently under consideration. It is my opinion that to increase the numbers served by this large cul-de-sac would be detrimental to highway safety particularly bearing in mind the restricted visibility at the existing access point.

Cont/d.....

19624.d51

- 2 -

.....

With regard to the second option of a cul-de-sac from Battlefields Lane, I would still be disappointed that the chance to provided a second vehicular access to the existing development was missed but this would at least not add to the existing situation. An emergency footway link between the two sites would help alleviate the problems associated with any cul-de-sac.

The third option of a link road between Battlefield Lane and the existing site would be my preferred option and help reduce the pressure on the existing access at Stockman's Avenue.

Yours faithfully


Director of Highways and Planning

19624.d51

4th JULY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

<u>Application Number/ Applicant</u>	<u>Case Offr</u>	<u>Instructions/ Decision</u>
H08/0684/93 Mr & Mrs H Hare	DJR	Grant permission subject to appropriate conditions and resolve not to pursue enforcement proceedings as Addendum III, recommendation B.
H05/0689/93 Temples Transport	JB	Authority disposed to grant planning permission subject to fresh application and section 106 obligation as recommended.
H16/0265/94 Macs Supermarkets	DJR	Deferred to main committee with recommendation of refusal. Discuss reasons for refusal with DPBCS but to include adverse effect on amenities of nearby hospice. Addendum to report to mention strategy for development with regards to a more appropriate site and give positive alternative site location. A review of the Development Brief will be required. - J Curnock to liaise with DPBCS.
H16/0327/94 Broadgate Homes	DJR	DPBCS Authorised subject to checking plots 9, 10 & 11 with regards to privacy and overlooking. Review screening requirements.
H09/0331/94 B S & R B Cole	DMG	DPBCS Authorised subject to retention of hedge and point of access moved towards buildings. Development not to be frontage but off link road. Discuss visibility requirements with highways.
H20/0472/94 Mr C Wright	DMG	Grant permission contrary to recommendation subject to appropriate conditions.

5th July 1994

Signed: _____


N Midlen
Principal Planning Officer
Development Control

PLANS SUB-COMMITTEE - 4th July, 1994

431. PLANNING APPLICATIONS (Continued)

(a) Recommendation to Planning Committee (Continued)

(The Director of Planning and Building Control Services reported that 22 further letters of objection had been received in relation to the above application.)

(b) Determinations Following Site Inspections

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

H16/0327/94
Broadgate Homes

16 detached bungalows and 18 detached houses at Plots 1-34 Wygate Park, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the above development, in accordance with his recommendations, subject to appropriate conditions including (i) satisfactory negotiations regarding the siting of plots 9, 10 and 11 and (ii) to ensure that the detailed requirements for the screening of the common boundary to the adjoining site H16/0265/94 are appropriate to the development as proposed.

(Councillor A E Naylor left the meeting during consideration of the above application.)

H09/0331/94
B S & R B Cole

O.A. Residential development, including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate improvements with the applicants and the local highways authority for the relocation of the access onto Battlefields Lane in order to retain as much as possible of the existing hedgerow but subject to no frontage development being permitted, and if successful, grant planning permission in accordance with his recommendation.

H20/0472/94
Mr C Wright

House at Plot 1, Drawdyke, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions and the Director be asked to discuss with the applicant the possibility of combining plots 3 and 4 so that development on these plots will be in keeping with this development.

(c) Other Planning Applications Referred to the Sub-Committee for Determination

The following applications, which had previously been referred to the Sub-Committee for consideration, were determined as indicated:-

H05/0689/93
Temples Transport

Change of use of agricultural land to haulage yard including means of access on land off Fleet Road, Fleet.



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

My Ref: CG/PLAN11/SS

Director: J. Emmerson

Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

For further information contact

Mr C Briggs
Telephone Lincoln (0522) 553127

30 June 1994

Dear Sir

PROPOSED DEVELOPMENT AT ~~BATTLE~~ FIELDS LANE, HOLBEACH
PLANNING REF H09/0331/94

I understand that your Planning Committee are considering approving this development on the grounds that it is developed as a cul-de-sac served from Marshlands Drive.

I consider that there are three alternative ways of developing this site; solely from Marshlands Drive, solely from Battlefields Lane and thirdly, as a link road between the two.

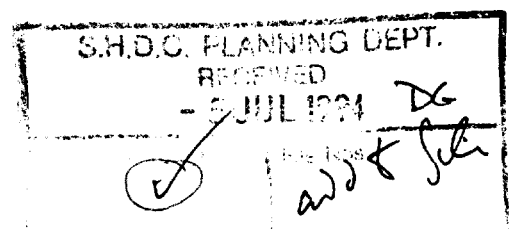
The first option, as preferred by your Committee, is the least acceptable in highway terms. It would lead to further development off an already large cul-de-sac served by one access point onto Battlefields Lane via Stockman's Avenue.

In 1988, I wrote a note (on Form H.A/3J dated 12/5/1988) regarding Planning Application H09/13/8/87 expressing my concern that the cul-de-sac was at its maximum length and that any further development would require a new access onto a Public Highway.

At that time, you indicated to my assistant, Mr Briggs, that an access point was envisaged through the site currently under consideration. It is my opinion that to increase the numbers served by this large cul-de-sac would be detrimental to highway safety particularly bearing in mind the restricted visibility at the existing access point.

Cont/d.....

19624.d51



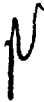
.....

With regard to the second option of a cul-de-sac from Battlefields Lane, I would still be disappointed that the chance to provided a second vehicular access to the existing development was missed but this would at least not add to the existing situation. An emergency footway link between the two sites would help alleviate the problems associated with any cul-de-sac.

The third option of a link road between Battlefield Lane and the existing site would be my preferred option and help reduce the pressure on the existing access at Stockman's Avenue.

Yours faithfully



 Director of Highways and Planning

APPLICA. ON REFERENCE: H09/0331/94 DATE RECEIVED: 05-APR-94

TYPE: Outline

DESCRIPTION: Residential development, including means of access
and demolition of existing dwelling

LOCATION: Battlefields Farm, Battlefields Lane, Holbeach.

APPLICANT: B S & R B Cole

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE

Date 24 AUG 1994

RECOMMENDATION

*That on the expiry of the publicity period the Director of
Planning and Building Control Services be authorised to grant
permission, subject to conditions.*

COMMENTS

- 1 Site inside Interim Boundary of Development. No objections in principle.
- 2 When planning permission was granted for the Marshlands Drive development, a condition was imposed requesting that the estate road be constructed to boundary of the current site to ensure future provision for a link road through to Battlefields Lane. The link is shown within this particular proposal and the County Highways Authority raise no objections subject to conditions, including a visibility splay of 4.5 metres by 90 metres.
- 3 Since the creation of the new access involves part removal of the existing indigenous hedging fronting the site, it is considered that new hedging should be planted and interspersed with trees to preserve the character of this particular section of Battlefields Lane.
- 4 A number of semi mature trees are currently located in the south western corner of the site. The applicant has indicated that the majority of these would be removed; however, it is my opinion that as many of these should be retained as possible and incorporated within the scheme.

REPRESENTATIONS

Parish Council: Supported.

Ward Member:

Councillor Capes.

I do not think this land is within Interim Boundary of Development.

County Highways:

Request conditions.

Consider that there are three alternative ways of developing this site; solely from Marshlands Drive, solely from Battlefields Lane and thirdly, as a link road between the two.

The first option is the least acceptable in highway terms. It would lead to further development off an already large cul-de-sac served by one access point onto Battlefields Lane via Stockman's Avenue. To increase the numbers served by this large cul-de-sac would be detrimental to highway safety, particularly bearing in mind the restricted visibility at the existing access point.

With regard to the second option of a cul-de-sac from Battlefields Lane, I would still be disappointed that the chance to provide a second vehicular access to the existing development was missed but at least this would not add to the existing situation. An emergency footway link between the two sites would help alleviate the problems associated with any cul-de-sac.

The third option of a link road between Battlefields Lane and the existing site is the preferred option and would help reduce the pressure on the existing access at Stockman's Avenue.

Public:

Objections received from "Suncrest" and "Mayfields" (Battlefields Lane), 3 Sir Isaac Newton Close and 43 Park Lane (summarised).

- Busy road. Creation of new access on this corner would be dangerous. Vehicles often travelling fast at speed in excess of 50 mph, including HGV's.
- Have been many scrapes and minor accidents on this stretch of road. Never gritted in winter.
- Already enough properties within this area, many of which still remain unsold.
- In my opinion the only acceptable development could be a small number of bungalows with access through to Marshlands Drive.
- Far more consideration should be given

- to the project to safeguard the lives of children in the future.
- New link to Battlefields Lane create "short cut", encouraging speed in a mainly family area with children. Recommend traffic calming measures (e.g. sleeping policemen).
 - Fencing/landscaping requested between site and garden of no.3.
 - No. 43 Park Lane raises no objection subject to facing properties being of solid brick construction.

ADDENDUM

At the Plans Sub-Committee Meeting held on the 4 July 1994 it was resolved that the Director of Planning and Building Control Services be authorised to negotiate improvements with the applicants and the Highways Authority. This was for the relocation of the access onto Battlefields Lane in order to retain as much as possible of the existing hedgerow but subject to no frontage development being permitted, and if successful, to grant permission in accordance with his recommendation.

Further discussions have now been held with the County Highways Authority. These have in fact revealed that even if the access were to be moved a significant amount of hedging would have to be removed to accommodate a link road through (a visibility splay of 4.5m x 90m would be required). The amount of hedging needed to be removed for a cul-de-sac would be slightly less due to a reduced visibility splay (2.4 metres x 90 metres).

In the light of the above and also County Highways preference for a link road through to Marshlands Drive, it would appear that the most acceptable solution in the circumstances would be the retention of the access in the position shown, with a profusion of new planting (native hedgerow plus trees) along the frontage, and no development being allowed with vehicular access directly onto Battlefields Lane.

RECOMMENDATION

Grant Permission subject to conditions.

- 1 SC8 - (Details)...exclude landscaping.
- 2 Notwithstanding the plan accompanying the application, before development is commenced a landscaping scheme for the whole site, including details of positions, heights on planting, species of trees and shrubs and details of which of the existing trees are to be retained/removed, shall be submitted to and approved by the Local Planning Authority. Reason: In the interests of visual amenity.
- 3 SC27 - (Implementation of Planting)
- 4 SC28 - (Protection of Existing Trees).
- 5 The existing hedging along the sites boundaries (apart from that within the visibility splay) shall be retained at a

height of at least 1.8 metres and any gaps filled in accordance with a scheme to be submitted to and approved by the Local Planning Authority. In the event of the existing hedge dying, it shall be replaced within 6 months by hedging of the same species and such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years, beginning with the date of completion of the planting. During that period all losses shall be made good as necessary and the replanting should be allowed to reach the height previously specified.

Reason: In the interests of visual amenity and also the amenities of the locality.

6 C1 - (Estate Development) - (Highway Requirements).

7 C2a - (Road Construction).

8 C3 - (Surface Water Run-off).

9 B20 - (Stopping up of Existing Access)...Battlefields Lane.

Reason: In the interests of highway safety.

10 Before any dwellings are occupied a footway shall be provided along Battlefields Lane as shown on the submitted drawing No. BS and RCB1/2A in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for the residents and their visitors.

11 The proposed estate road access shall incorporate 4.5 metres x 90 metres visibility splays as shown on the plan accompanying the application (drawing no. BS and RCB1/2A received by the Local Planning Authority on 23 May 1994).

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Battlefields Lane.

12 The estate road shall connect through to the eastern boundary of the site adjoining the estate road associated with Marshlands Drive and such a connection shall be made before any of the dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of highway safety.

13 Before development is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

14 There shall be no vehicular accesses directly onto Battlefields Lane, apart from the estate road.

Reason: In the interests of highway safety and also to protect the visual amenities of the street scene.

Notes

1 SN1 - (Amended Plans)...Drawing No. BS and RCB1/2A received by the Local Planning Authority on 23 May 1994.

2 The landscaping scheme for the site should, as far as possible, include the retention of the hedging apart from that within the visibility splay. The frontage hedging to be removed should be replaced by indigenous hedging (e.g. hawthorn) behind the visibility splays and shall be substantially interspersed by native trees. Also, the existing trees in the south western corner of the site should be retained as far as possible and incorporated within the development.

3 The new access road should link up to the existing estate road associated with Marshlands Drive. Furthermore, traffic calming measures should be incorporated within the design.

24th AUGUST 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/0914/93 Energy from Waste	JB	DPBCS Auth subject to sect 278 agreement and sect 106 obligation as recommended.
8	H09/1167/93 Mr J A Fisher	JB	DPBCS Auth contrary to recommendation. Sect 106 obligation required to ensure no development commences until Building Regulations approved. Wait for minutes.
13	H16/0154/94 Brookhouse Partnership	DJR	Deferred for site visit. Ensure copies of correspondence prior to submission of application are on file. File note required from J Curnock stating what his requirements would be to ensure development brief would not be prejudiced.
15	H09/0331/94 B S & R B Cole	DMG	Deferred for further negotiations with highways.
19	H22/0435/94 Park View Developments	JB	DPBCS Authorised as recommended plus check that hedges/fences will not obstruct highway visibility, condition if necessary. Add contaminated land note to decision notice to warn developers that part of site consists of a filled pit.
21	H05/0444/94 Mrs M Berry	JB	Grant as recommended.
22	H09/0489/94 Mrs G Hamilton	JB	Grant for temporary period as recommended.
24	H14/0535/94 Mr C Flatters	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
26	H09/0540/94 Octavia Estates	JB	Application withdrawn. Will re-submit after negotiations. Meeting to be arranged between case officer, local plans rep and applicant. (Now arranged RJS, MC meeting agent).
29	H06/0548/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
30	H06/0549/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
31	H18/0582/94 Mr & Mrs P Jay	JB	Refused as recommended. Amend reason to include proximity of site to pedestrian crossing.
33	H16/0586/94 Messrs Turners Stores	JB	DPBCS Auth subject to conclusion of sect 278 agreement as recommended. Check if sufficient top soil on bund to allow grass to grow. Liaise with Peter Moore if necessary.

36	H13/0587/94 DMG Mr H Naylor	Grant as recommended. Additional conditions required to obtain comprehensive landscaping scheme and delineation of all plot boundaries.
39	H08/0591/94 PJU Mr S Tomlinson	Grant as recommended.
41	H13/0607/94 JB Moulton Harrox Educational	Refused as recommended.
44	H16/0615/94 DJR Longhurst Housing Association	Grant as recommended.
46	H16/0638/94 DJR Minster General Housing Assoc	Refused as recommended.
48	H04/0657/94 PJU Mr N Revill	Deferred for site visit.
50	H16/0679/94 DMG Mr R Stanton	Grant as recommended.

26th Aug 94

Signed: 

N Midlen
Principal Planning Officer
Development Control

PLANNING COMMITTEE - 24th August, 1994

490. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

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

(Councillor N I Capes left the meeting following consideration of the above application.)

H16/0638/94 Minster General Housing Association	Conversion of existing first floor accommodation from one flat to two bedsits at 28 Winsover Road, Spalding.
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(c) Applications Deferred

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0154/94 Brookhouse Partnership	Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats) on land off Park Road, Spalding.

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

(The Deputy Director of Planning and Building Control Services reported a letter from the applicants' agents relating to the above application.)

H09/0331/94 B S & R B Cole	O.A. Residential development, including means of access and demolition of existing dwelling at Battlefields Lane, Holbeach.
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(To enable the Director of Planning and Building Control Services to hold further discussions with the Lincolnshire County Council as highways authority regarding the proposed access road in view of Members' concerns that the provision of a link road from Marshlands Drive to Battlefields Lane should be resisted.)

H06/0548/94 Messrs A A Clifton Ltd	O.A. Dwelling and garage at Chapelgate, Gedney.
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(Pending a site inspection to assess the suitability of the site for the proposal.)

H06/0549/94 Messrs A A Clifton Ltd	O.A. Dwelling and garage at Chapelgate, Gedney.
---------------------------------------	--

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

H04/0657/94 Mr N Revill	Bungalow and garage at Millfield Road, Donington.
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(Pending a site inspection to assess the suitability of the site for the proposal.)

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedreey SHDCPlanning
Reference H0910331/94

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

Battlefields Lane Holtbeach

If Committee agree to a cul-de-sac served from
Battlefields Lane I request the following conditions:—

(1) C1 - reason C1

(2) C2(a) reason C2(a)

(3) C3 reason C3.

(4) B20 - Battlefields Lane - reason B1

(5) Before any dwellings are occupied the footway shall
be provided along Battlefields Lane as shown on
the submitted drawing in accordance with details
to be approved. Reason to provide safe and adequate
passage on foot for the residents and their
visitors.

(6) The proposed estate road access shall ~~not~~
incorporate visibility splays of 24m x 90m at
its junction with Battlefields Lane -
Reason - B4

(7) An emergency footway / cycle link shall be
provided from this estate to Marshlands
Drive

Reason B1.

If a cul de sac served from Marshlands
Drive is approved with no limit on numbers
then I request refusal for the following

Date

Signed

Director of Highways and Planning

DEPARTMENT OF HIGHWAYS AND PLANNING

To.....D. Gedney.....SHDC.....

Planning
Reference. H09/0531/94

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

Battlefields Lane Helbeach

I would re-iterate the points raised in my letter dated 30/5/94, my preferred option for the development of this land is a link between Battlefields Lane & Marshlands Drive. This would help the existing residents by providing a secondary access point which is desirable in case of emergencies.

If this is not acceptable I would accept a cul de sac from Battlefields Lane with an emergency footway link through to Marshlands Drive.

I would not wish to see any large intensification of traffic onto Marshlands Drive and Stockmans Ave caused by developing solely from Marshlands Drive.

If this solution is insisted upon by your Committee I would request that no more than 10/12 dwellings are built and that an emergency footway link is provided to Battlefields Lane.

Date

15/9/94

Signed

[Signature]
Director of Highways and Planning

APPLICATION REFERENCE: H09/0331/94 DATE RECEIVED: 05-APR-94

TYPE: Outline

DESCRIPTION: Residential development, including means of access
and demolition of existing dwelling

LOCATION: Battlefields Farm, Battlefields Lane, Holbeach.

APPLICANT: B S & R B Cole

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Objections received.

<p>SOUTH HOLLAND DISTRICT COUNCIL REPORT TO PLANNING COMMITTEE Date 25 OCT 1994</p>
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RECOMMENDATION

That on the expiry of the publicity period the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions.

COMMENTS

- 1 Site inside Interim Boundary of Development. No objections in principle.
- 2 When planning permission was granted for the Marshlands Drive development, a condition was imposed requesting that the estate road be constructed to boundary of the current site to ensure future provision for a link road through to Battlefields Lane. The link is shown within this particular proposal and the County Highways Authority raise no objections subject to conditions, including a visibility splay of 4.5 metres by 90 metres.
- 3 Since the creation of the new access involves part removal of the existing indigenous hedging fronting the site, it is considered that new hedging should be planted and interspersed with trees to preserve the character of this particular section of Battlefields Lane.
- 4 A number of semi mature trees are currently located in the south western corner of the site. The applicant has indicated that the majority of these would be removed; however, it is my opinion that as many of these should be retained as possible and incorporated within the scheme.

REPRESENTATIONS

Parish Council: Supported.

Ward Member:

Councillor Capes.

I do not think this land is within Interim Boundary of Development.

County Highways:

Request conditions.

Consider that there are three alternative ways of developing this site; solely from Marshlands Drive, solely from Battlefields Lane and thirdly, as a link road between the two.

The first option is the least acceptable in highway terms. It would lead to further development off an already large cul-de-sac served by one access point onto Battlefields Lane via Stockman's Avenue. To increase the numbers served by this large cul-de-sac would be detrimental to highway safety, particularly bearing in mind the restricted visibility at the existing access point.

With regard to the second option of a cul-de-sac from Battlefields Lane, I would still be disappointed that the chance to provide a second vehicular access to the existing development was missed but at least this would not add to the existing situation. An emergency footway link between the two sites would help alleviate the problems associated with any cul-de-sac.

The third option of a link road between Battlefields Lane and the existing site is the preferred option and would help reduce the pressure on the existing access at Stockman's Avenue.

Public:

Objections received from "Suncrest" and "Mayfields" (Battlefields Lane), 3 Sir Isaac Newton Close and 43 Park Lane (summarised).

- Busy road. Creation of new access on this corner would be dangerous. Vehicles often travelling fast at speed in excess of 50 mph, including HGV's.
- Have been many scrapes and minor accidents on this stretch of road. Never gritted in winter.
- Already enough properties within this area, many of which still remain unsold.
- In my opinion the only acceptable development could be a small number of bungalows with access through to Marshlands Drive.
- Far more consideration should be given

- to the project to safeguard the lives of children in the future.
- New link to Battlefields Lane create "short cut", encouraging speed in a mainly family area with children. Recommend traffic calming measures (e.g. sleeping policemen).
 - Fencing/landscaping requested between site and garden of no.3.
 - No. 43 Park Lane raises no objection subject to facing properties being of solid brick construction.

ADDENDUM

At the Plans Sub-Committee Meeting held on the 4 July 1994 it was resolved that the Director of Planning and Building Control Services be authorised to negotiate improvements with the applicants and the Highways Authority. This was for the relocation of the access onto Battlefields Lane in order to retain as much as possible of the existing hedgerow but subject to no frontage development being permitted, and if successful, to grant permission in accordance with his recommendation.

Further discussions have now been held with the County Highways Authority. These have in fact revealed that even if the access were to be moved a significant amount of hedging would have to be removed to accommodate a link road through (a visibility splay of 4.5m x 90m would be required). The amount of hedging needed to be removed for a cul-de-sac would be slightly less due to a reduced visibility splay (2.4 metres x 90 metres).

In the light of the above and also County Highways preference for a link road through to Marshlands Drive, it would appear that the most acceptable solution in the circumstances would be the retention of the access in the position shown, with a profusion of new planting (native hedgerow plus trees) along the frontage, and no development being allowed with vehicular access directly onto Battlefields Lane.

RECOMMENDATION

Grant Permission subject to conditions.

- 1 SC8 - (Details)...exclude landscaping.
- 2 Notwithstanding the plan accompanying the application, before development is commenced a landscaping scheme for the whole site, including details of positions, heights on planting, species of trees and shrubs and details of which of the existing trees are to be retained/removed, shall be submitted to and approved by the Local Planning Authority. Reason: In the interests of visual amenity.
- 3 SC27 - (Implementation of Planting)
- 4 SC28 - (Protection of Existing Trees).
- 5 The existing hedging along the sites boundaries (apart from that within the visibility splay) shall be retained at a

height of at least 1.8 metres and any gaps filled in accordance with a scheme to be submitted to and approved by the Local Planning Authority. In the event of the existing hedge dying, it shall be replaced within 6 months by hedging of the same species and such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years, beginning with the date of completion of the planting. During that period all losses shall be made good as necessary and the replanting should be allowed to reach the height previously specified.

Reason: In the interests of visual amenity and also the amenities of the locality.

6 C1 - (Estate Development) - (Highway Requirements).

7 C2a - (Road Construction).

8 C3 - (Surface Water Run-off).

9 B20 - (Stopping up of Existing Access)...Battlefields Lane.

Reason: In the interests of highway safety.

10 Before any dwellings are occupied a footway shall be provided along Battlefields Lane as shown on the submitted drawing No. BS and RCB1/2A in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for the residents and their visitors.

11 The proposed estate road access shall incorporate 4.5 metres x 90 metres visibility splays as shown on the plan accompanying the application (drawing no. BS and RCB1/2A received by the Local Planning Authority on 23 May 1994).

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Battlefields Lane.

12 The estate road shall connect through to the eastern boundary of the site adjoining the estate road associated with Marshlands Drive and such a connection shall be made before any of the dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of highway safety.

13 Before development is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

14 There shall be no vehicular accesses directly onto Battlefields Lane, apart from the estate road.

Reason: In the interests of highway safety and also to protect the visual amenities of the street scene.

Notes

1 SN1 - (Amended Plans)...Drawing No. BS and RCB1/2A received by the Local Planning Authority on 23 May 1994.

2 The landscaping scheme for the site should, as far as possible, include the retention of the hedging apart from that within the visibility splay. The frontage hedging to be removed should be replaced by indigenous hedging (e.g. hawthorn) behind the visibility splays and shall be substantially interspersed by native trees. Also, the existing trees in the south western corner of the site should be retained as far as possible and incorporated within the development.

3 The new access road should link up to the existing estate road associated with Marshlands Drive. Furthermore, traffic calming measures should be incorporated within the design.

ADDENDUM II

At the Planning Committee Meeting held on the 24 August 1994 it was resolved that the application be deferred to enable the Director of Planning and Building Control Services to hold further discussions with the Lincolnshire County Council as Highways Authority regarding the proposed access road in view of Members concern that the provision of a link road from Marshlands Drive to Battlefields Lane should be resisted.

Further negotiations have now been held with the Highways Authority and they have again stressed that the preferred option for the development would be a link between Battlefields Lane and Marshlands Drive. This would ease pressure on the existing junction of Stockmans Avenue with Battlefields Lane and also provide a secondary access point which is desirable in case of emergencies.

However, bearing in mind the above resolution, they have stressed that a cul-de-sac from Battlefields Lane would be an acceptable alternative, with an emergency footway link into Marshlands Drive.

They have stressed, however, that they would not support an intense development (more than 12 dwellings) served purely off Marshlands Drive since this would put further pressure on an already large cul-de-sac served by one access point onto Battlefields Lane by Stockmans Avenue (which has restricted visibility).

In summary therefore, the respective advantages/ disadvantages of the two remaining options other than a link road through are outlined below to enable Members to decide.

1 Cul-de-sac Served Off Battlefields Lane.

- 1 Other than a 'link road' through, this is the preferred option by the County Highways Authority, with an emergency footway link between the site and Marshlands Drive. The visibility splay required for this would be 2.4 metres by 90 metres.
- 2 The proposal would, however, result in the removal of at least part of the existing indigenous frontage hedge, as well as some of the existing trees along the sites frontage with Battlefields Lane. The most ideal position for the access to keep the amount of hedge removal to a minimum in a central position as shown on the submitted plans.
- 3 It would not be possible to retain the existing hedging and also provide a 1.8 metre footway along the whole of the site's frontage in either direction.

2 Option 2 - Development Served Solely From Marshlands Drive.

- 1 The Stockmans Avenue/Battlefields Lane junction presently serves approximately 165 dwellings. County Highways consider that to increase the number of dwellings served by this large cul-de-sac would be detrimental to highway safety, particularly bearing in mind the restricted visibility at the existing access

- point. However County Policy is that up to 200 dwellings off a cul-de-sac are acceptable, and the County Highway Department is not claiming that the existing access has caused any difficulty or danger.
- 2 If Members were to support this option, however, County Highways have requested that the development be unintensified (i.e. no more than 12). This site is approximately 1.07 hectares (2.64 acres) in size, thereby giving a density of only 4.5 dwellings to the acre approximately. This is considered to be unreasonably low.
 - 3 This option would enable the retention of the existing indigenous hedge fronting Battlefields Lane, as well as the majority of the trees from the site. However, further hedgerow planting would still be required in the central area of the site's frontage.

Conclusion

- 1 In these circumstances I do not find the County's grounds for restricting the number of new dwellings (assuming no access to Battlefields Lane) convincing, as they appear partly to be contrary to their own Policy. In my view, if there is to be no link through to Battlefields Lane, the entrance of Marshlands Drive would be the preferable option, with no need to improve any particular restriction on numbers at the outline stage, other than to indicate that high density would not be appropriate.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, with conditions, subject to the applicant deleting "means of access" from the application.

- 1 SC8 - (Details)...exclude landscaping.
- 2 Notwithstanding the plans accompanying the application, before development is commenced the landscaping scheme for the whole site, including details of positions, heights on planting, species of trees and shrubs and which of the existing trees are to be retained/removed, shall be submitted to and approved by the Local Planning Authority. Reason: In the interests of visual amenity.
- 3 SC27 - (Implementation of Planting).
- 4 SC28 - (Protection of Existing Trees).
- 5 The existing hedging along the sites boundary shall be retained at a height of at least 1.8 metres and any gaps filled in accordance with a scheme to be submitted to and approved by the Local Planning Authority. In the event of the existing hedge dying, it shall be replaced within six months by hedging of the same species and such replanting shall be maintained by the owner or owners of the land which it is situated for a period of five years, beginning with the date of completion of the planting. During that period all losses shall be made good as necessary and the replanting shall be allowed to reach the height previously specified. Reason: In the interests of the visual amenity and also the

25th OCTOBER 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/1187/93 J B Mayers	JB	Grant as recommended.
4	H09/0275/94 Mr Mohammed Ajaib	JB	Refused plus authorised to initiate proceedings to secure compliance with condition as recommended.
6	H09/0331/94 B S & R B Cole	DMG	Grant subject to conditions ensuring development includes a cul-de-sac off Battlefields Lane with footpath alongside Battlefields Lane frontage, no pedestrian link through to Marshlands Drive, no individual pedestrian or vehicular access onto Battlefields Lane and replanting of hedge behind footpath.

DUE TO A POWER FAILURE THE MEETING WAS ABANDONED AND WILL NOW BE
RE-CONVENED ON TUESDAY 1ST NOVEMBER.

27 Oct 94

Signed:
N Midlen
Principal Planning Officer
Development Control

Conditions.

① SC1 Estate Details

The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:

- 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
- 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
- 3) The siting and design of ~~any~~ ^{any vehicular} access to ~~a~~ ^{any} highway: ~~or estate road.~~
- 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees and hedging.
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
 - (v) proposals for the provision of screening, including details of type, position and height.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of 10 years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position.

② SC28. Reason standard -

- ③ The landscaping scheme shall include the provision of indigenous hedging (eg hawthorn) ~~located~~ along the site's frontage with Battlefields Lane, ~~the position of the hedging shall~~ ~~be~~ ^{directing} behind the visibility splay and frontage footpath. It shall be allowed to reach a height of at least 1.8 metres and ~~be~~ ^{be replanted} maintained at that height thereafter. Any losses shall be made good and ^{be replanted} be allowed to reach ~~the~~ the height previously specified. Reason: In the interests of the visual amenities of the street scene.

- ④ Before the new development is commenced the existing buildings upon ~~the~~ the site shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

- (5) The development shall be served by a cul-de-sac off Battlefields Lane, with no vehicular or pedestrian link through to Marshlands Drive.

Reason: To protect the amenity of ^{existing} residents ~~within~~ in Marshlands Drive.

- (6) There shall be no individual vehicular ^{or pedestrian} accesses onto Battlefields Lane, other than the main central access.

Reason: In the interests of highway safety and also to protect the visual amenities of the street scene.

- (7) C1 - (Estate Development - Highway Requirements).

- (8) C2a - (Road Construction).

- (9) C3 - (Surface Water Run-Off).

- (10) B20 - (Stopping-Up of Existing Access) ... Battlefields Lane.

Reason: B1.

- (11) The proposed estate road access shall incorporate visibility splays of 2.4 m x 90 m at its junction with Battlefields Lane.

Reason: B4.

- (12) Before development is commenced details of a footway fronting Battlefields Lane shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be ~~put into effect~~ completed before occupation of any of the dwellings.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0331/94

Received:05-APR-94 Type:OUTLINE

Name: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development, including means of access
and demolition of existing dwelling

Location : Battlefields Farm Battlefields Lane
Holbeach Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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

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

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
 - * 3) The siting and design of any ^{individual} vehicular access to a highway, ~~or estate road~~.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

- attractiveness of the environment;
- (v) proposals for the provision of screen ^{ing} walls or fences, including details of heights, positions, ~~designs~~ and types ~~of construction~~.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 4 The landscaping scheme shall include the provision of indigenous hedging (e.g. hawthorn) along the site's frontage with Battlefields Lane, directly behind the visibility splay and frontage footpath. It shall be allowed to reach a height of at least 1.8 metres and maintained at that height thereafter. Any losses shall be made good and the replanting shall be allowed to reach the height previously specified.

Reason: In the interests of the visual amenities of the street scene.

- 5 Before the new development is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

- 6 The development shall be served by a cul-de-sac off Battlefields Lane, with no vehicular or pedestrian link through to Marshlands Drive.

Reason: To protect the amenity of existing residents in Marshlands Drive.

- 7 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 8 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.

- 9 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.

- 10 Before the permitted access is commenced to be used the existing access between the site and Battlefields Lane shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

- 11 There shall be no individual vehicular or pedestrian accesses onto Battlefields Lane, other than the main central access.

Reason: In the interests of highway safety and also to protect the visual amenities of the street scene.

- 12 The proposed estate road access shall incorporate visibility splays of 2.4 metres x 90 metres at its junction with Battlefields Lane.

Reason: To reduce a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Battlefields Lane.

- 13 Before development is commenced, details of a footway fronting Battlefields Lane shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be completed before occupation of any of the dwellings.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

27-OCT-94

AD check.....*A.28/10*.....

Authorised to issue (inc Delegation).....*[Signature]*.....
21/10

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



H09/0331/94

OUTLINE

Applicant: B S & R B Cole
Tel:

Agent: G R Merchant
0406 490800

Description: Residential development, including ^{means of access and} ~~new~~ demolition of existing dwelling. *✓ done 13/6*

Location: Battlefields Farm
Battlefields Lane
Holbeach
Spalding Lincs

Valid date: 05-APR-94
Target dates:
To case officer 12-APR-94
Inspected by 19-APR-94
Extra contacts 26-APR-94
Report if not clear by 10-MAY-94

Terminal date: ~~31-MAY-94~~ 18 July 94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext: 18-JUL-94
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1.07 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner and/or the, 29 Park Lane.	01-JUN-94	22-JUN-94 (amended plans rec'd)
Site/Press Advert MAJ	07-JUN-94	28-JUN-94 (" " ")
Site/Press Advert MIN	13-APR-94	04-MAY-94
Clerk to Holbeach PC 0406 26739	01-JUN-94	15-JUN-94 (amended plans rec'd)
Cllr N I Capes 0406 23830	01-JUN-94	08-JUN-94 (" " ")
Cllr T G M Tyler 0406 22285	01-JUN-94	08-JUN-94 (" " ")
Cllr D S Venni	01-JUN-94	08-JUN-94 (" " ")

SITE RECORD

Grid ref: 536330 325230
OS Sheet: 151

Parcel:

L.C.C. - *As Attached to B*

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



H09/0331/94 OUTLINE

Applicant: B S & R B Cole
 Tel:

Agent: G R Merchant
 0406 490800

Description: Residential development

Location: Battlefields Farm
 Battlefields Lane
 Holbeach
 Spalding Lincs

Valid date:	05-APR-94	Terminal date:	31-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	12-APR-94	Report deadline:	27-APR-94
Inspected by	19-APR-94	Agreed TD Ext:	18-JUL-94
Extra contacts	26-APR-94	Case Officer:	
Report if not clear by	10-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1.07 HA
 Category: Newbuild
 Listed building:
 Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
V Churchill	04-MAY-94	25-MAY-94
Mrs J Rushby	04-MAY-94	25-MAY-94
The Owner and/or the, 31 Park Lane	01-JUN-94	22-JUN-94 (amended plans rec'd)
The Owner and/or the, 33 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 35 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 37 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 39 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 41 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 43 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 45 " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 3 Sir Isaac Newton Close	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 5 " " " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 7 " " " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 9 " " " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 11 " " " "	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 17 Moushlands Drive	01-JUN-94	22-JUN-94 (" " ")
The Owner and/or the, 18 " " " "	01-JUN-94	22-JUN-94 (" " ")

• 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



H09/0331/94 OUTLINE

Applicant: B S & R B Cole
Tel:

Agent: G R Merchant
0406 490800

Description: Residential development

Location: Battlefields Farm
Battlefields Lane
Holbeach
Spalding Lincs

Valid date: 05-APR-94
Target dates:
To case officer 12-APR-94
Inspected by 19-APR-94
Extra contacts 26-APR-94
Report if not clear by 10-MAY-94

Terminal date: ~~31-MAY-94~~ 18 JULY 94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1.07 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	¹⁴ 13 -APR-94	⁰⁵ 04 -MAY-94
Clerk to Holbeach PC 0406 26739	12-APR-94	26-APR-94
Cllr N I Capes 0406 23830	12-APR-94	19-APR-94
Cllr T G M Tyler 0406 22285	12-APR-94	19-APR-94
Cllr D S Venni	12-APR-94	19-APR-94

SITE RECORD

Grid ref: 536330 325230
OS Sheet: 151 Parcel:

L.C.C. - Obs Attached JECB 13/4/94

PLANNING COMMITTEE - 25th October, 1994

657. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/0331/94 B S & R B Cole	O.A. Residential development including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.

(Subject to the development being served by a cul de sac off Battlefields Lane, and to appropriate conditions including requirements for the provision of a footway along the site's frontage with Battlefields Lane, and to replacement hedging/shrubs being planted on the development side of such footway, and to ensure that no individual accesses are provided onto Battlefields Lane.)

(b) Application Refused

The undermentioned application be refused planning permission in accordance with the recommendation of the Director of Planning and Building Control Services:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/0275/94 Mr M Ajaib	Advertisement consent for projecting sign box at 17 High Street, Holbeach.

c) Enforcement Action - 17 High Street, Holbeach

Arising from the refusal of application reference H09/0275/94 relating to a projecting sign box at 17 High Street, Holbeach the Director of Administration be authorised to issue a Condition Compliance Notice under the provisions of Section 187A of the Town and Country Planning Act 1990 to secure the removal of the sign in order to comply with the terms of planning permission H09/0534/93 within a period of three months from the date of issue of the Notice.

(O.A. denotes outline application.)

658. ADJOURNMENT OF MEETING

In view of a power failure, it was agreed that consideration of the remaining items of business be deferred to a special meeting to be held on Tuesday, 1st November, 1994.

(End of Minutes)

Discussion with ~~John~~ Howard King and
Brian Gillon

Advised of Lincs Design Guide implications
in general terms.

Advised that layout should reflect an
informal arrangement of dwellings around
a ~~spur~~ spur road as possible but
must ideally be ~~designed~~ types should
be designed specifically for the site.

I considered standard type bungalows
of K&H variety would be acceptable
if arranged as informally as possible with
garaging used to articulate the building
blocks.

Advised considerably more than I dwellings
of the proposed eighties should be
dispersed with.

Accepted to cover the of 2 lanes at
either end of the site and full length
lane in addition to the central spur
road.

John King

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



Application no: H09/0331/94

Applicant: B S & R B Cole
Five Acre
Pennyhill Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Battlefields Farm
Battlefields Lane
Holbeach
Spalding Lincs

Amendment: Re-alignment of the road, alterations to footways and grass verges fronting Battlefields Lane, etc.

01-JUN-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 18-JUL-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐

Registered

Terminal date/committee updated

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other - None ☐

Needs to be ~~reconsulted~~
"may" rather than "must" (over
D S Ha).

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DMG 26/5

Superseded details removed ☒

Give a revised description if the details accepted are different to the submission:

~~Residential development~~ Residential development, including means of access.

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. 1409/0331/94.

Date Registered 28 MAR 1994

Case Officer

DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

B. & R. B. COLE.
FIVE ACRE.
PENNYHILL ROAD.
HOLBEACH.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH
0406 490800. (Contact)
Tel. No.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BATTLEFIELD FARM, BATTLEFIELD LANE, HOLBEACH

Please complete

APPLICATION No.

This amendment cannot be considered unless the relevant reference is stated

1409/0331/94

Building Regulation reference relating to same development (if any)

N/A.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

B

☒

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed *[Signature]* Date 19.5.94.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

AS PER LETTER
DMG/JK/1409/0331/94
DATED 16.5.94.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~

D. GEDNEY.

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

N/A.

Has a similar amendment been submitted under Building Regulations?

~~Yes~~ / No



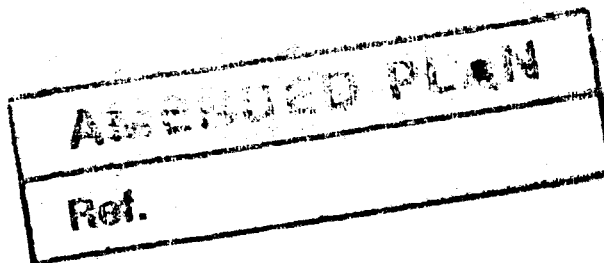
4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/JK/H09/0331/94.

Our ref : GRM/JJM/BS&RBC

20th May, 1994.

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



Dear Sir,

RESIDENTIAL DEVELOPMENT, BATTLEFIELD FARM, BATTLEFIELD LANE,
HOLBEACH. (B.S. & R.B. COLE)

Further to your letter of the 16th May with respect to the above application, I enclose amended plans as requested showing the following;

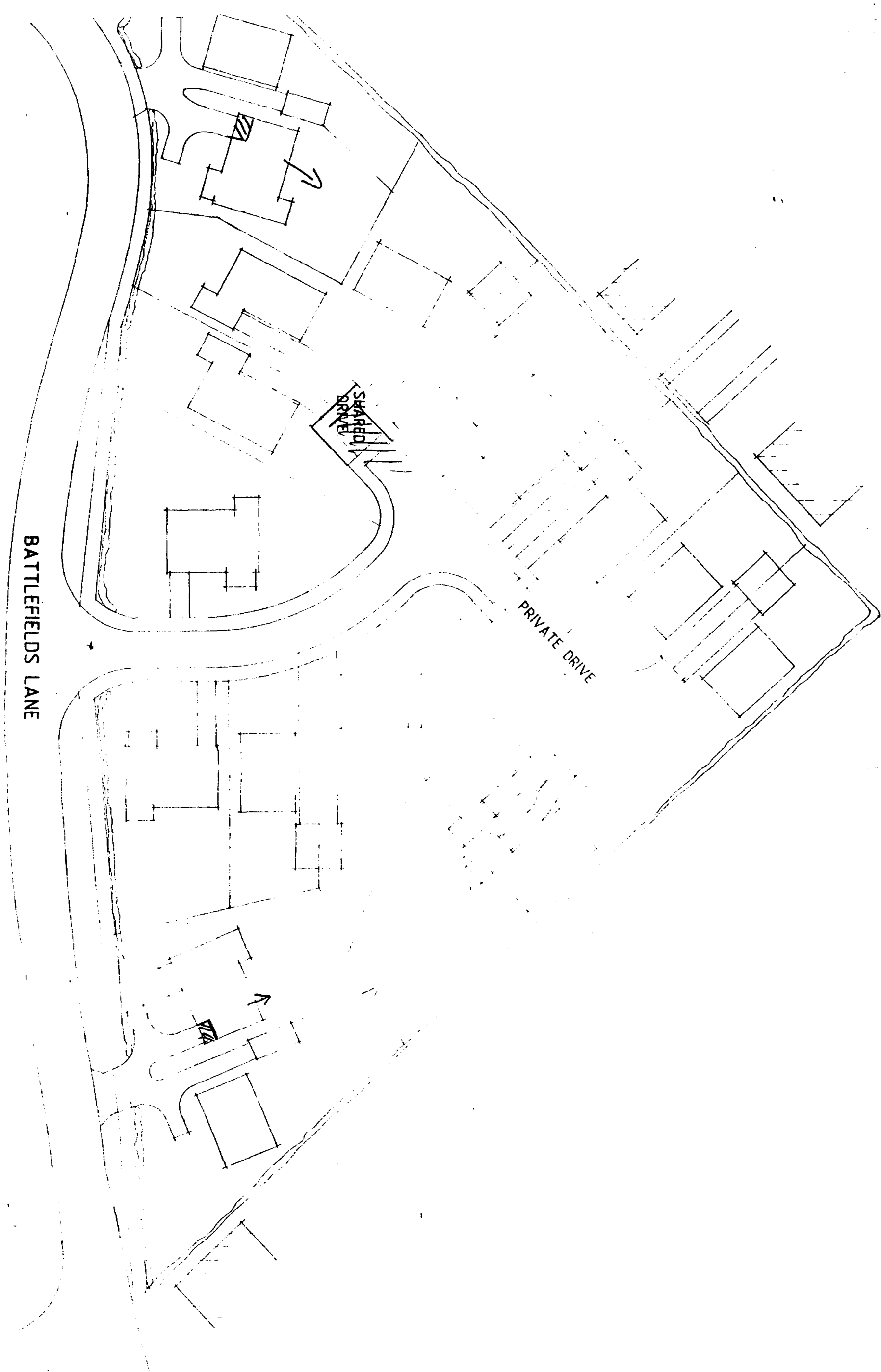
1. Realignment of the road as suggested.
2. Alterations to the proposed footways and grass verges fronting Battlefields Lane.
3. Indicative tree and hedge planting to the front of the site and trees and hedges to be retained or removed.
4. Regarding your suggestion for an indicative site layout, my clients; and their advisors; feel that final layout of the site should be considered at the reserved matters stage, as they feel any indicative layout may prejudice the saleability of the site.

I trust the foregoing amendments to the layout are sufficient to enable you to favourably consider this applicaiton, should you require any further information, please do not heistate to contact me.

Yours faithfully,

G.R. Merchant.

SITE PLAN

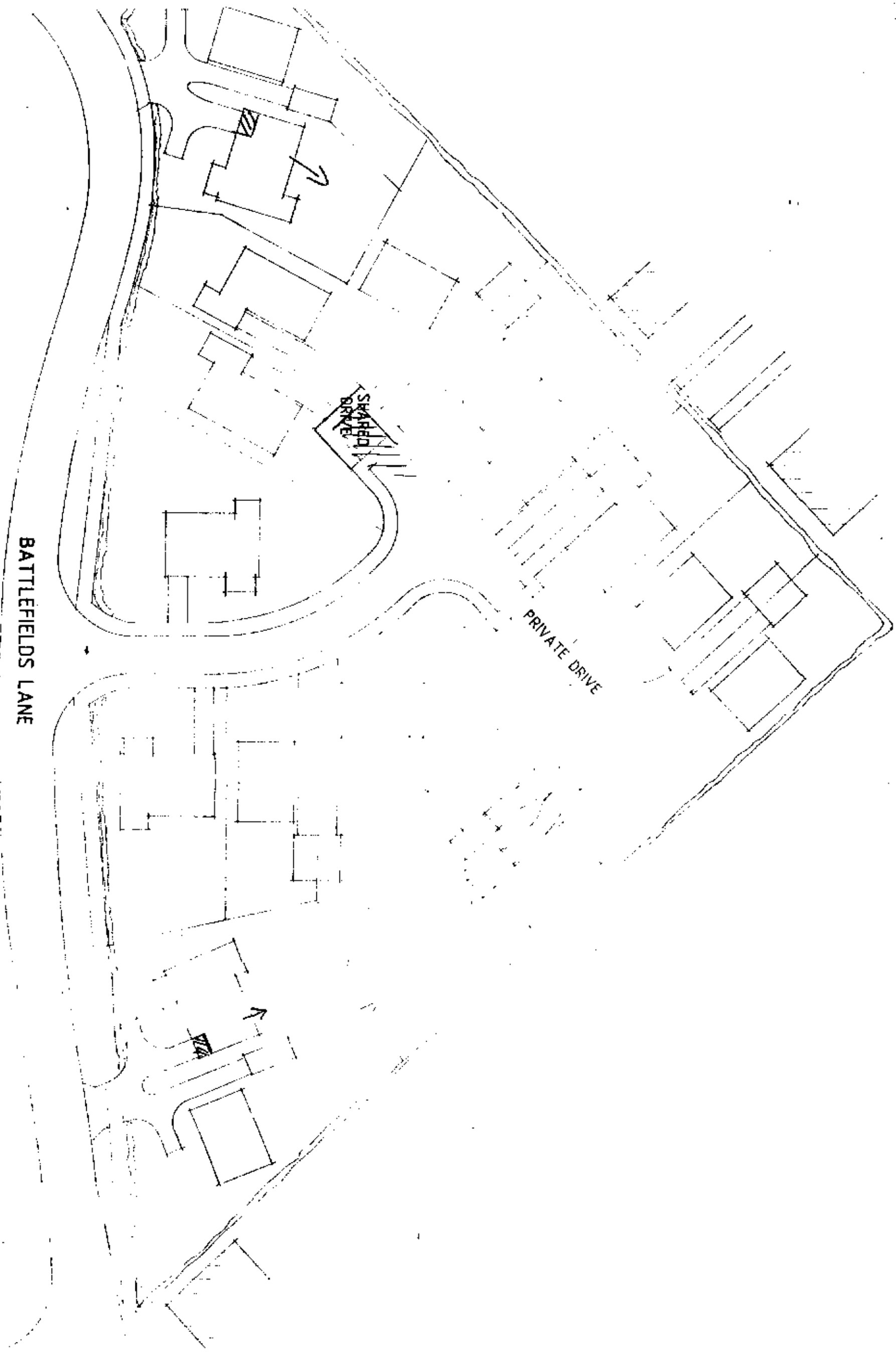


SITE PLAN

BATTLEFIELDS LANE

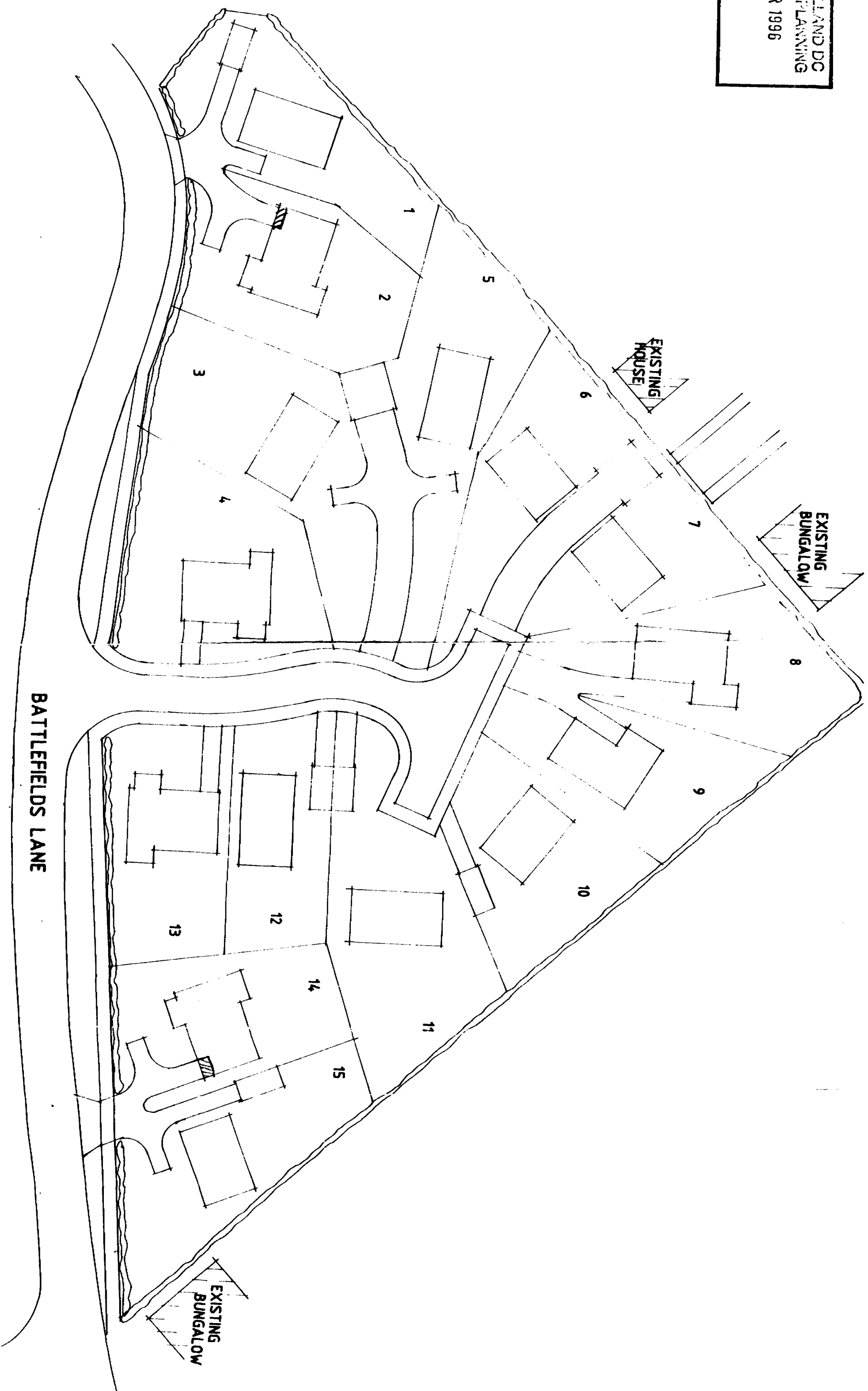
PRIVATE DRIVE

SHARED
DRIVE



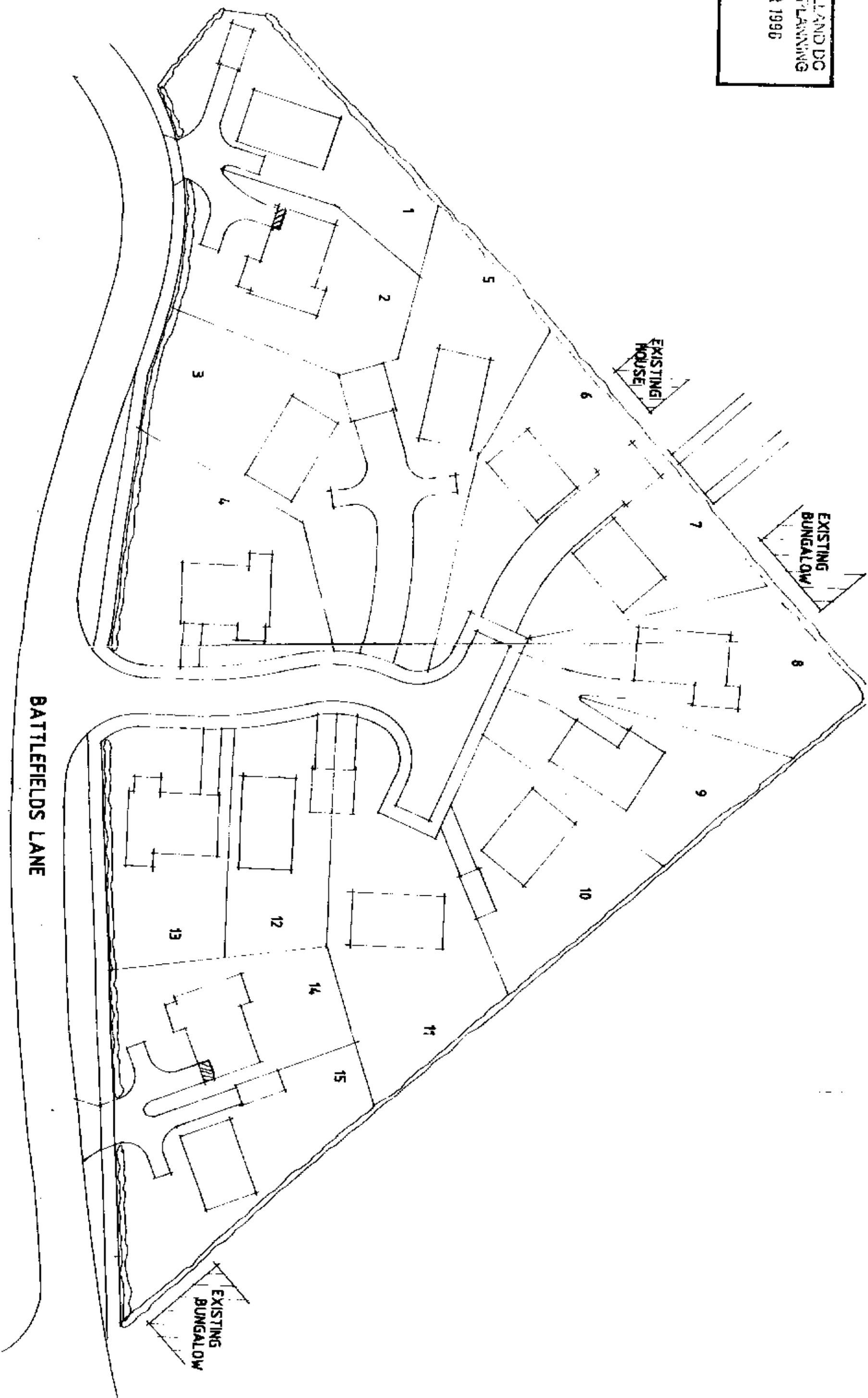
100

Billingsley



DRAFT CHART

2015012



DRAFT CHART

0015012

THESE ARE THE
OFFICIAL RECORDS OF THE
CITY OF NEW YORK

[illegible]

100

[illegible]

THE

Second Floor Plan

Rooms and Dimensions:

- Room 101: 10' x 10'
- Room 102: 10' x 10'
- Room 103: 10' x 10'
- Room 104: 10' x 10'
- Room 105: 10' x 10'
- Room 106: 10' x 10'
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- Room 200: 10' x 10'

五、

↓

1. **Introduction**

10

G. M. MERCHANT
LAWYER
ARCHITECTURE, STRUCTURE
& LAND DEVELOPMENT COMPANY

100

THESE

SEARCHED INDEXED
SERIALIZED FILED

132

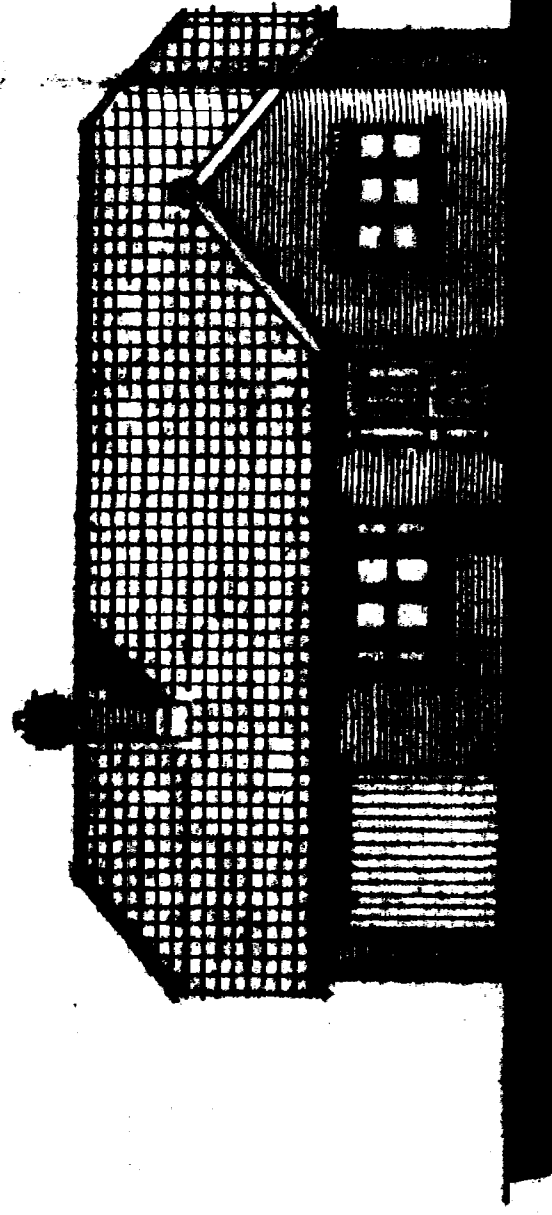
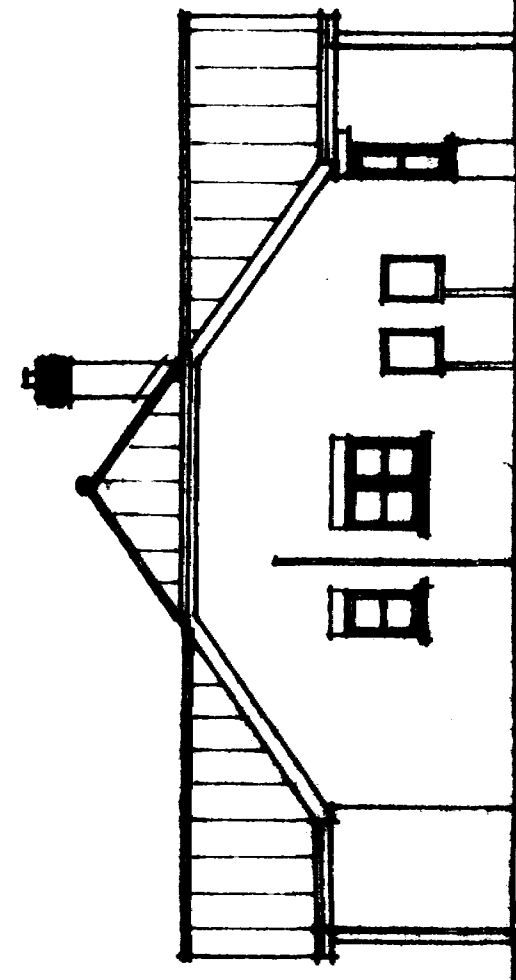
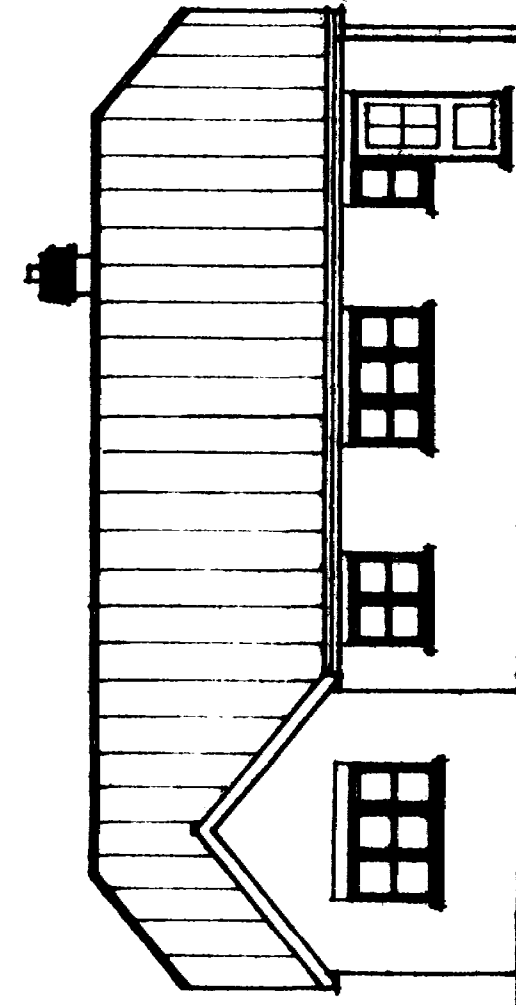
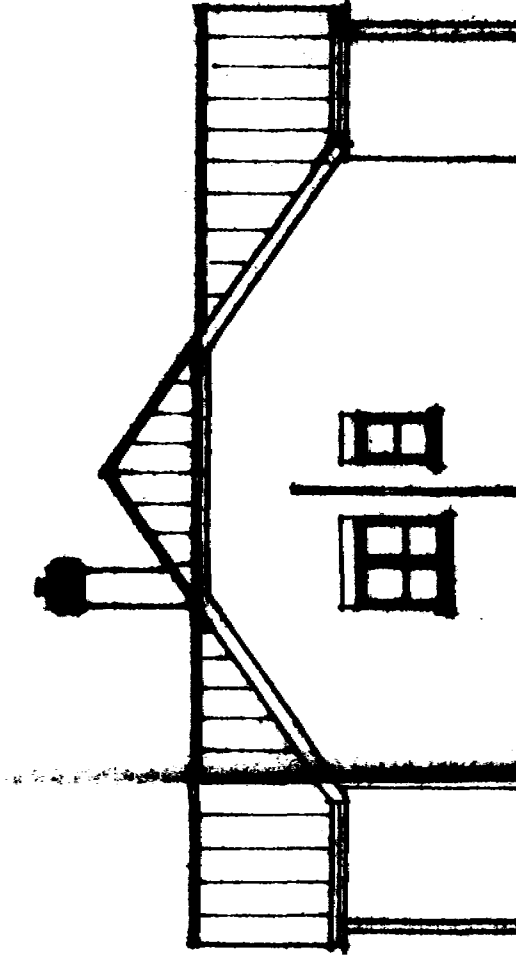
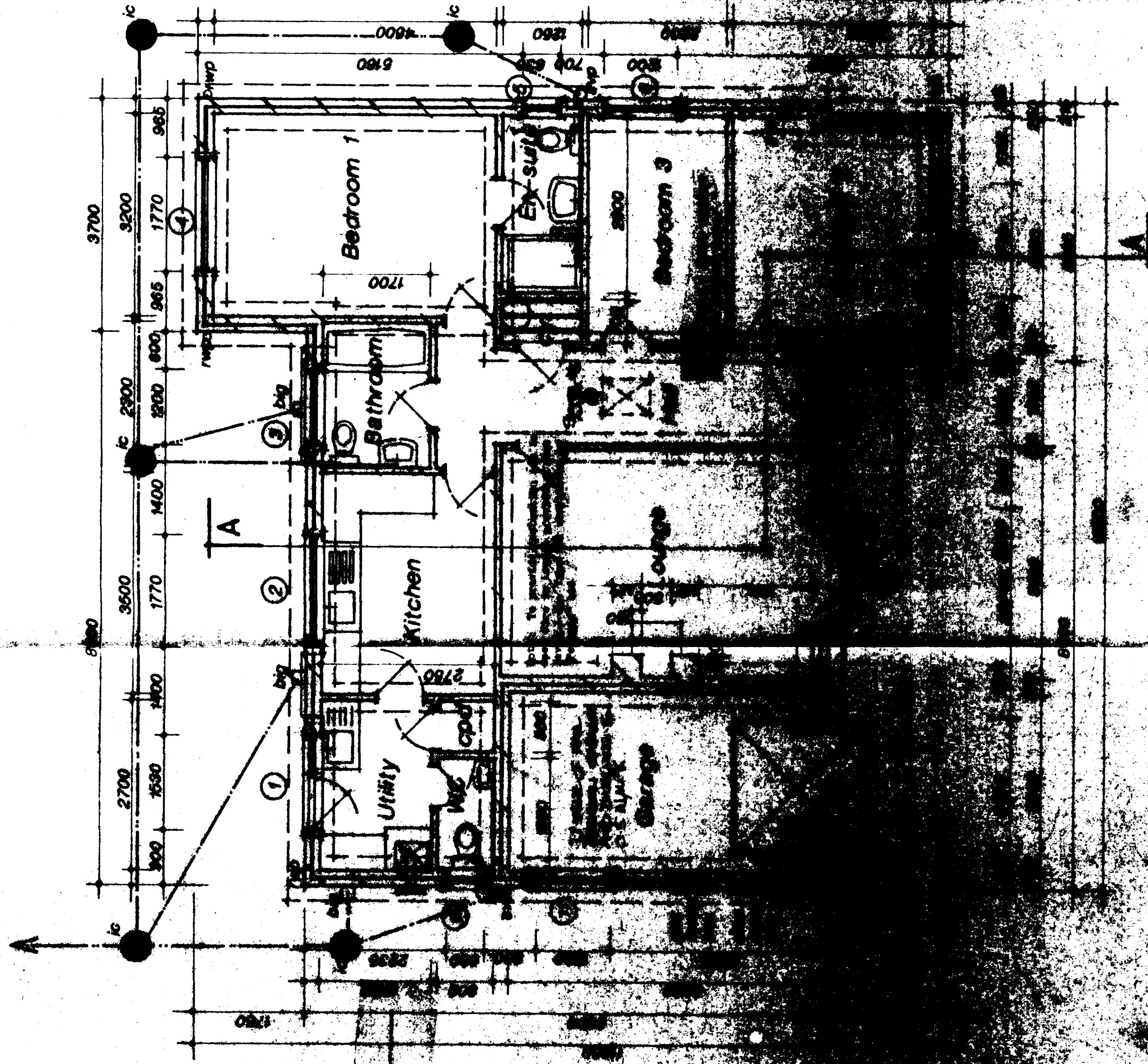
95

423

main pitch 35°
others 40°

main pitch 35°
others 40°

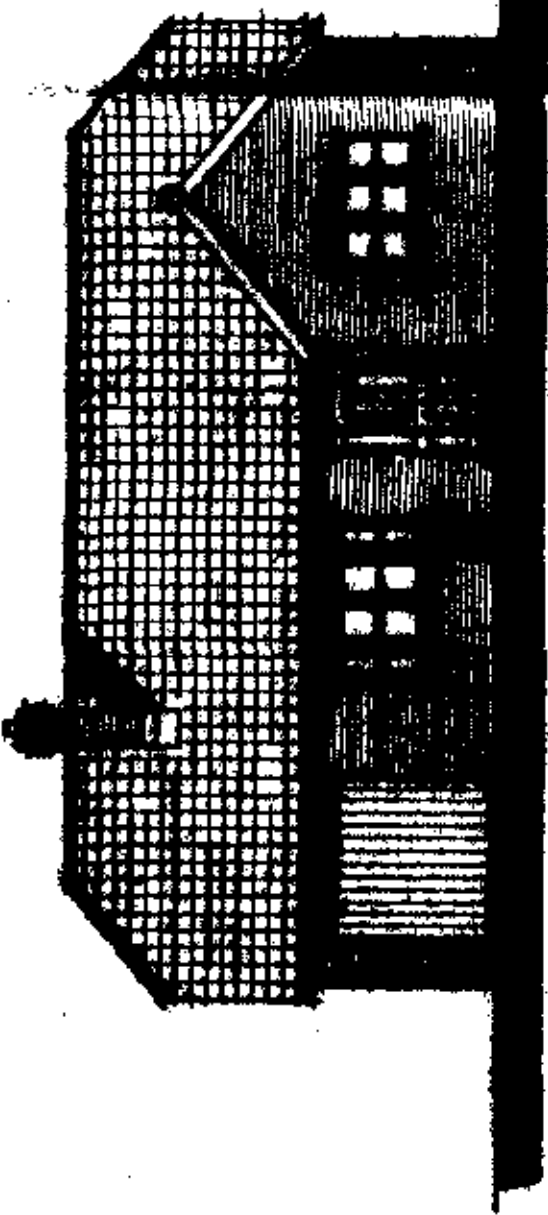
main pitch 35°
others 40°



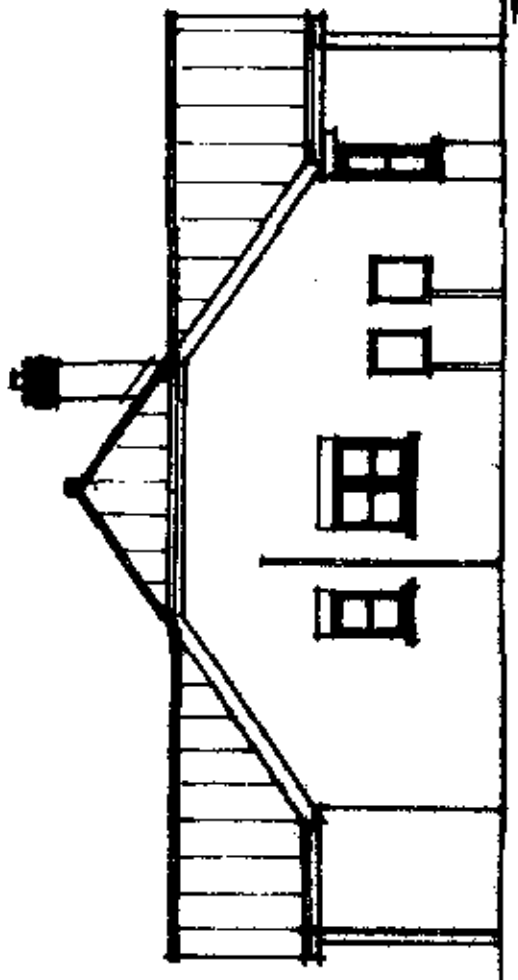
*This Drawing is to be read in
conjunction with Drawing no.
HOLKHAM 2*

Notes: Provide soldier course but where shown on elevations

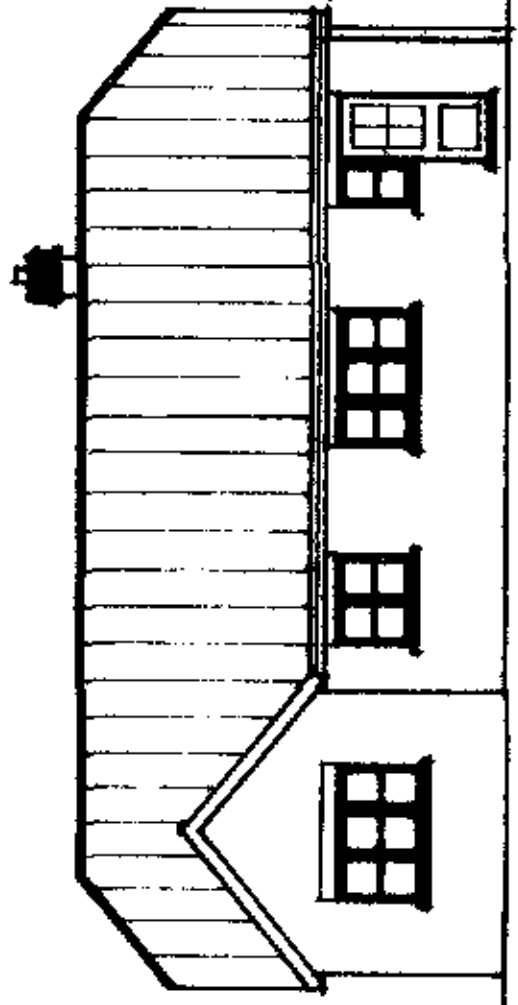
main pitch 36°
others 40°



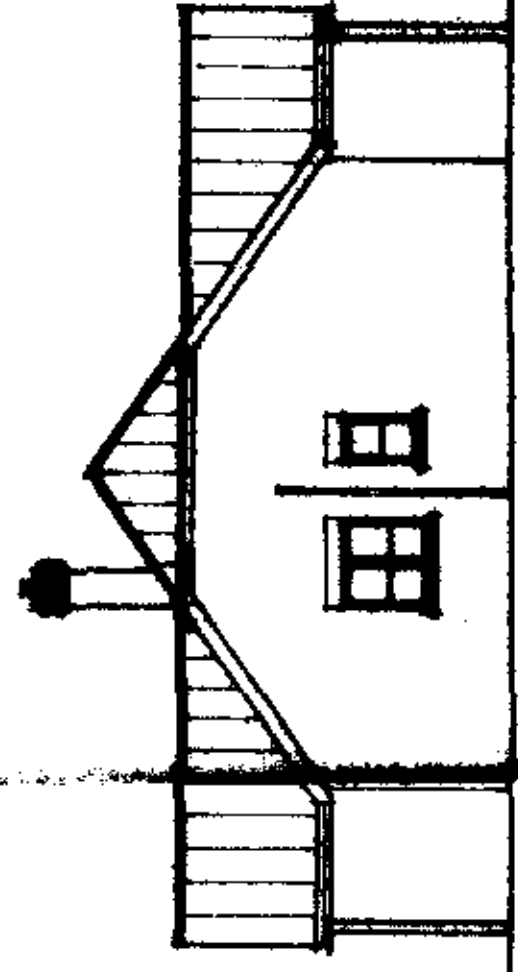
FRONT ELEVATION



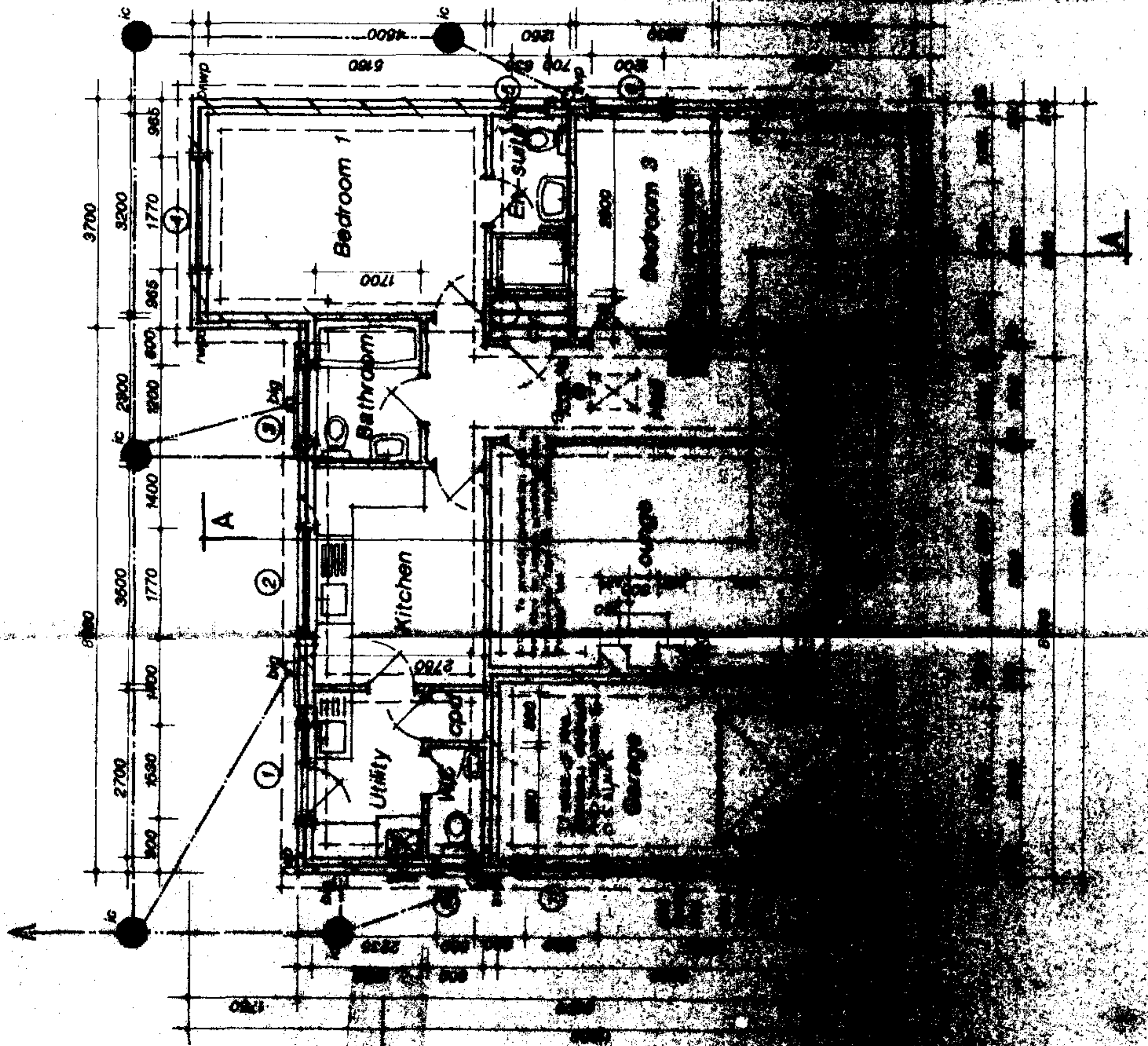
SIDE ELEVATION



REAR ELEVATION



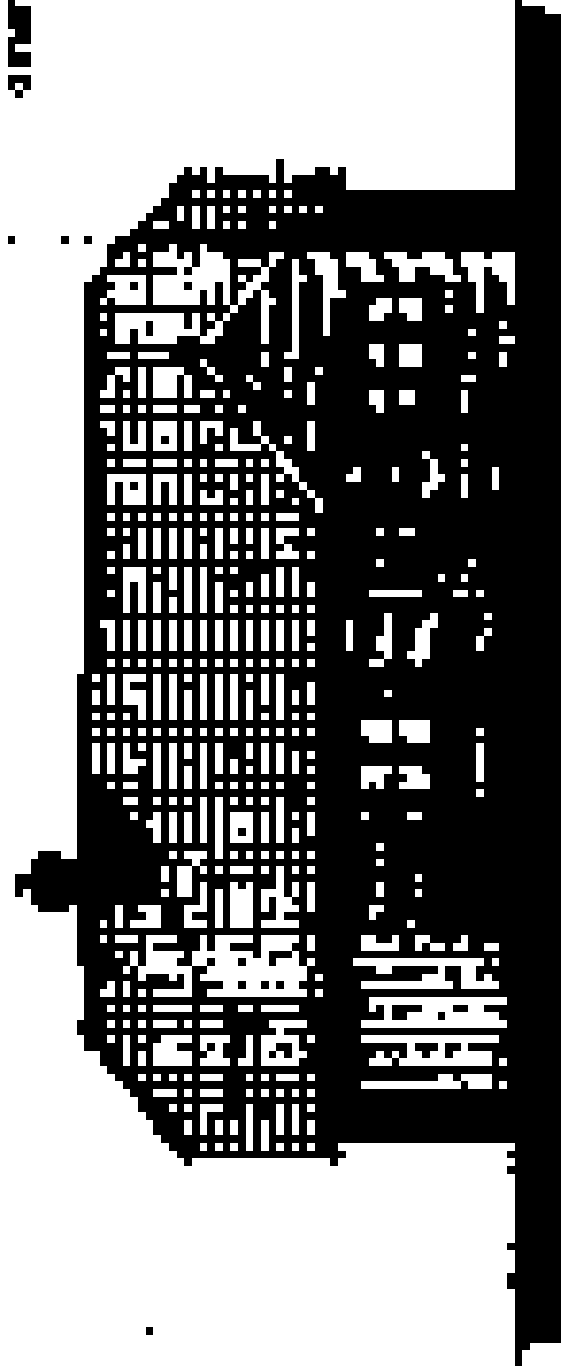
SIDE ELEVATION



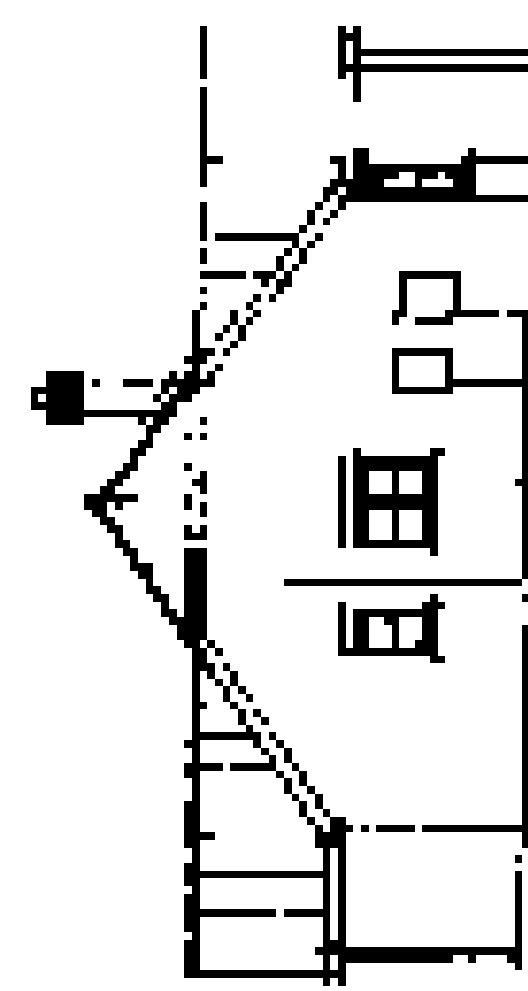
This Drawing is to be read in
conjunction with Drawing no. 2
HOLKHAM 2

7010. 1/2" = 1'-0" (SEE DRAWING 2)

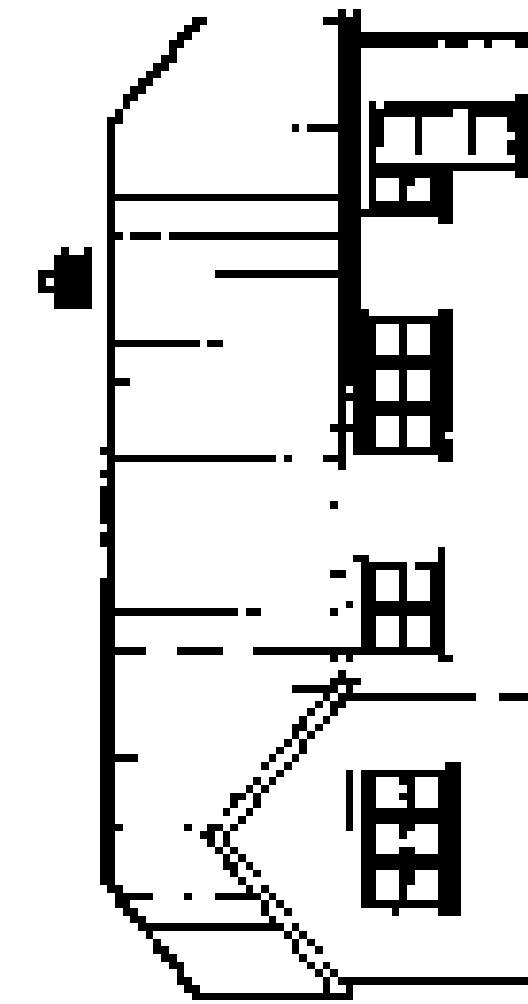
1/2" = 1'-0" (SEE DRAWING 2)



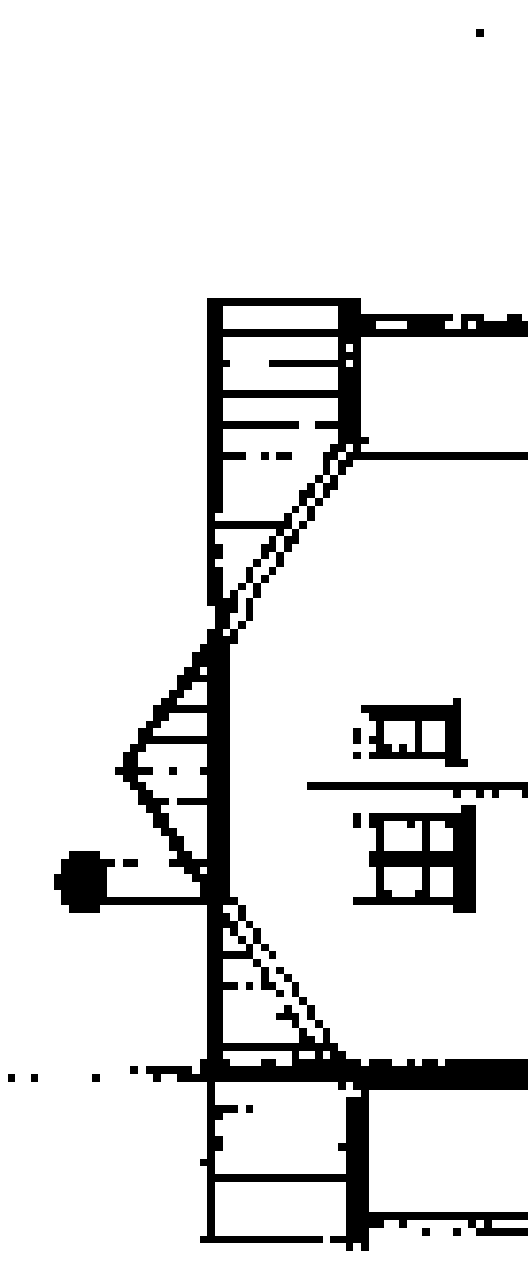
FRONT ELEVATION



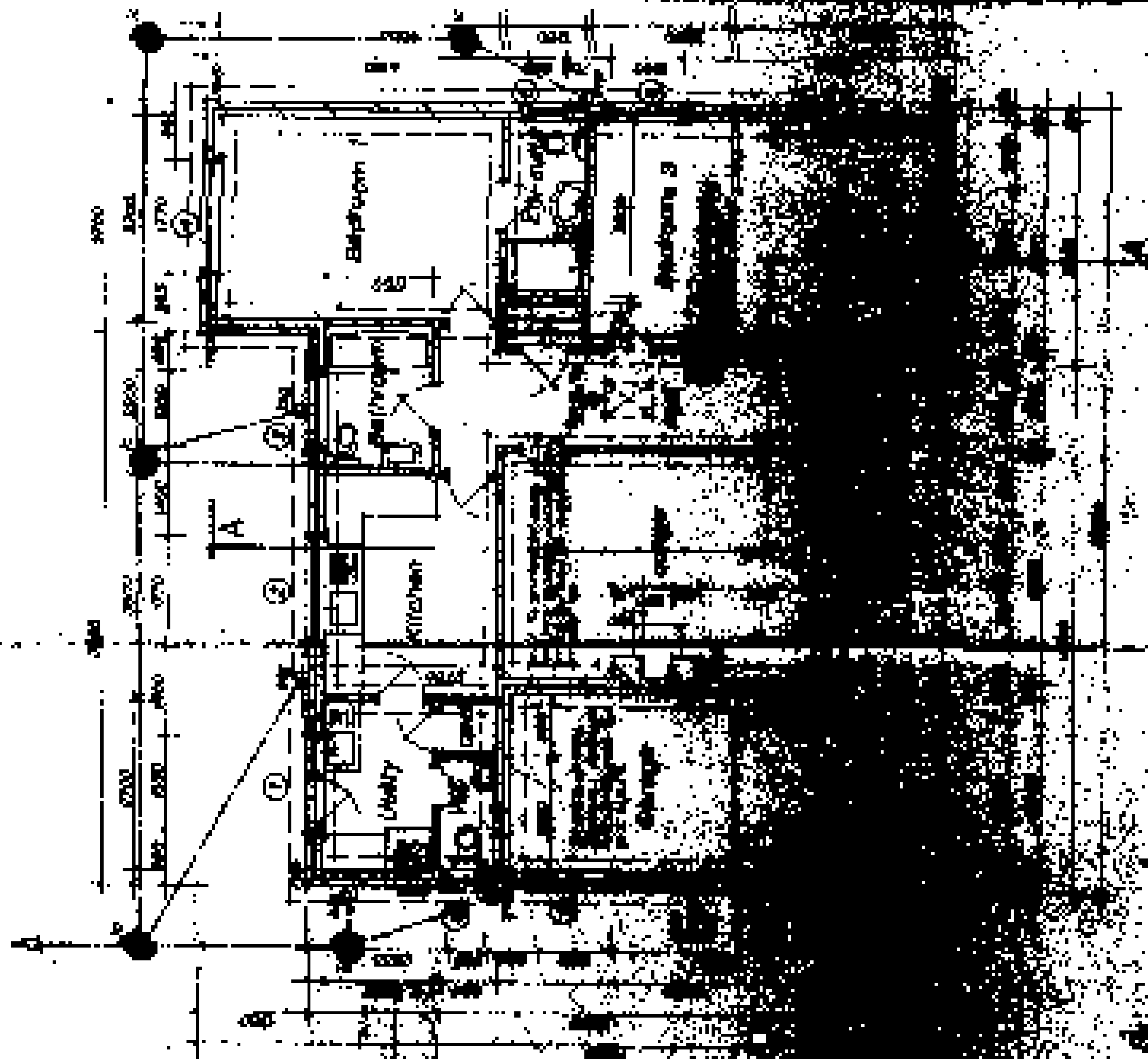
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



This Drawing is to be read in
conjunction with Drawing no.
1001-1002

MAINTAINED OPERATED SELF CONTAINED SMOKE ALARMS UNLESS TO REACH
OTHER IN ROOMS INDICATED ON PLAN

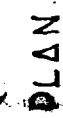
ALL GLAZING WITHIN 10' OF ALL FLOOR LEVEL ALARMS IN A ROOM OR
RUA MUST BE SOBBED TO BE SAFETY GLASS TO REG N

**SOUTH HOLLAND DC
HOUSING & PLANNING**
-9 FEB 1996
Ref:

Kings Quality Homes
HOLBACH MANOR,
FLEET ROAD,
HOLBACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBACH (0480) 22888

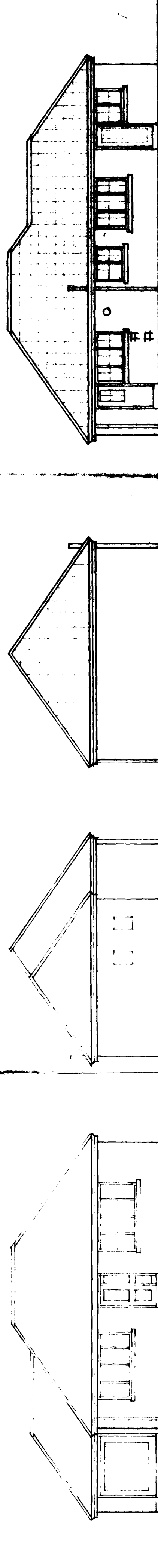
4075 2 347
4075 1 347

RECEIVED BY	ISSUED
BUILDING REG.	



DUNGALOW SECTION.

TOWERS & LANTH SCHEDULE		
NO	TOWER	LANE LENGTH
1.	CALPOMC	2700
2.	FEBUHO	1900
3.	CALPOMC	2700
4.	FMS	3000
5.	CYNOC	1500
6.	CANOC	2400
7.	FMS	2400
8.	UF TOWN	2700

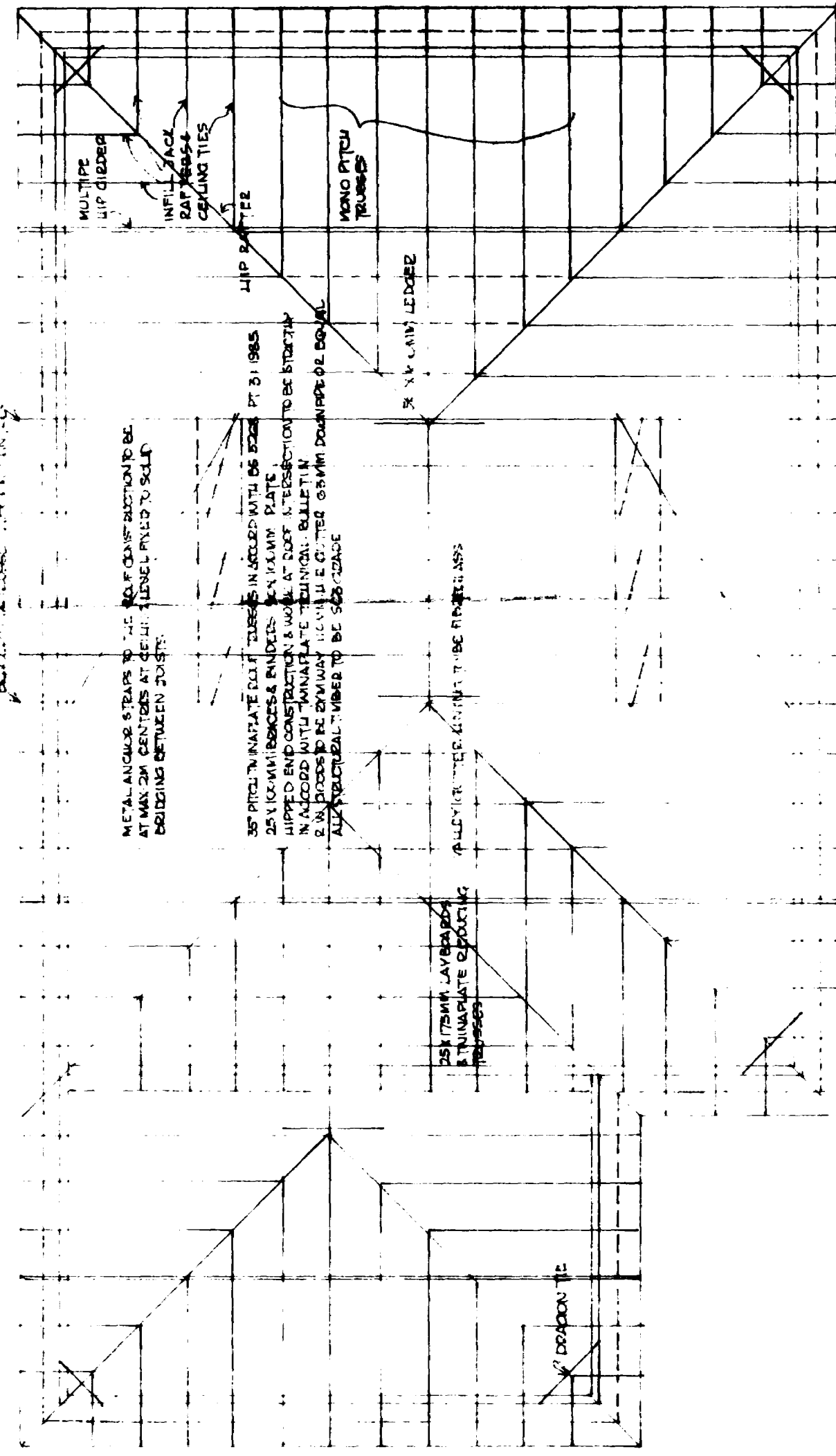


FRONT ELEVATION.

SIDE ELEVATION.

SIDE ELEVATION

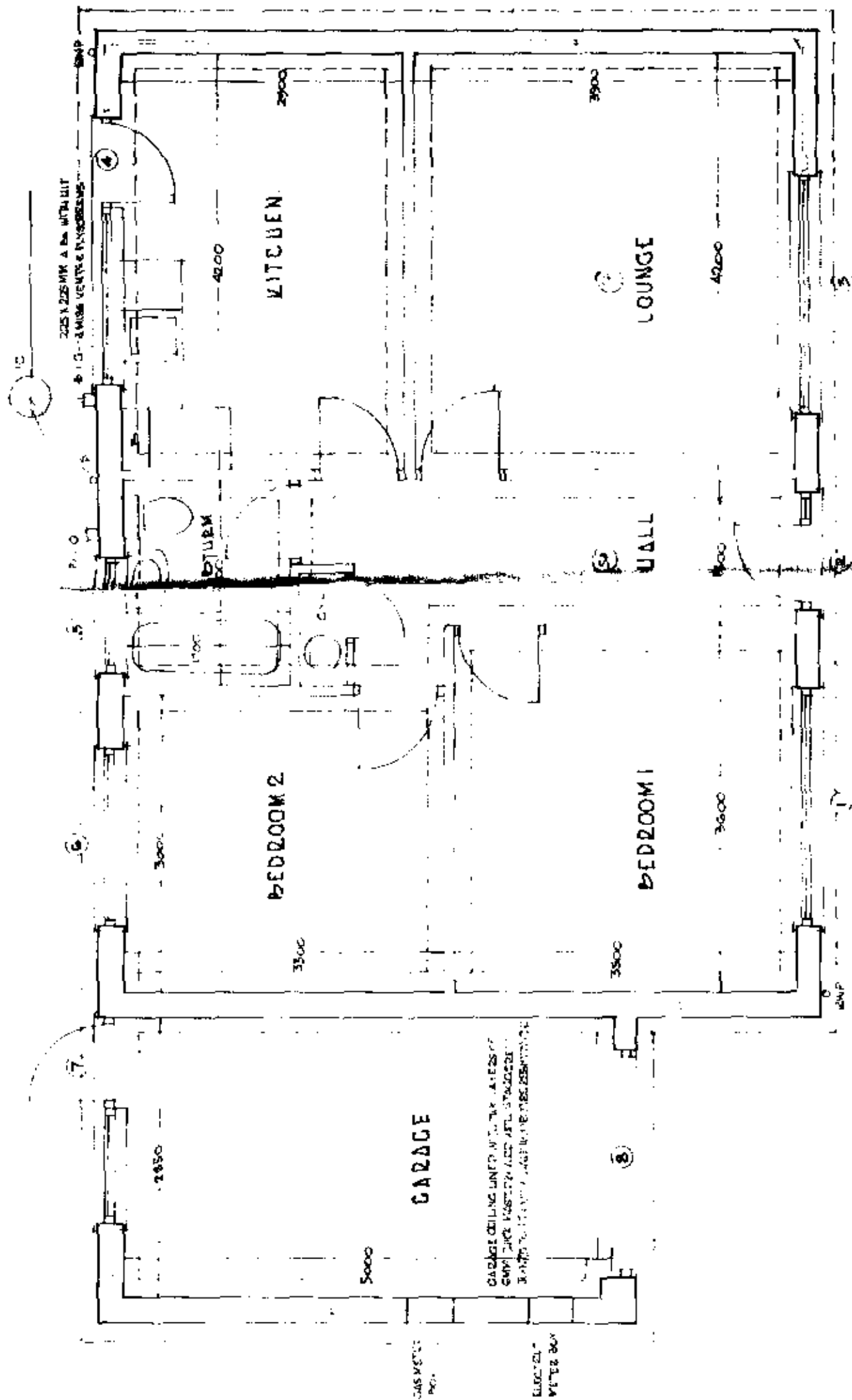
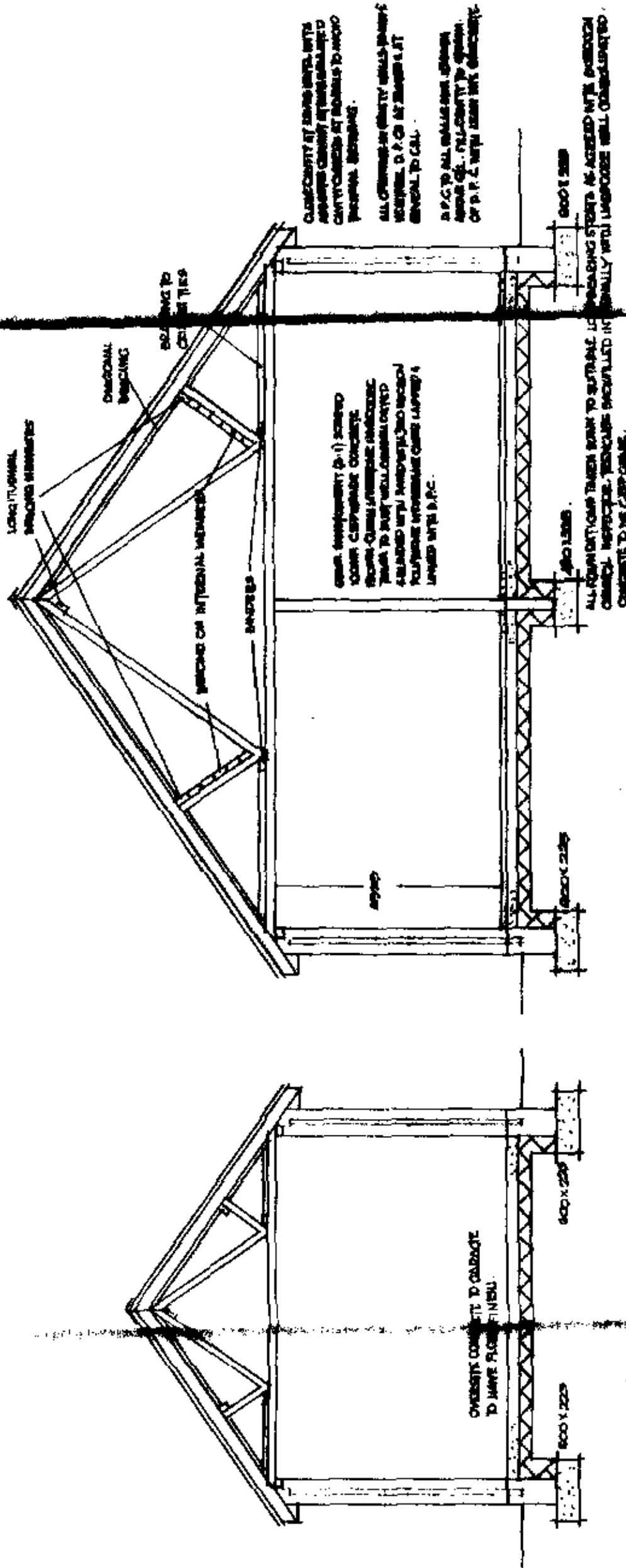
DEAD END.



ZOO PLAN.

THIS DRAWING MUST NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
KINGS QUALITY HOMES

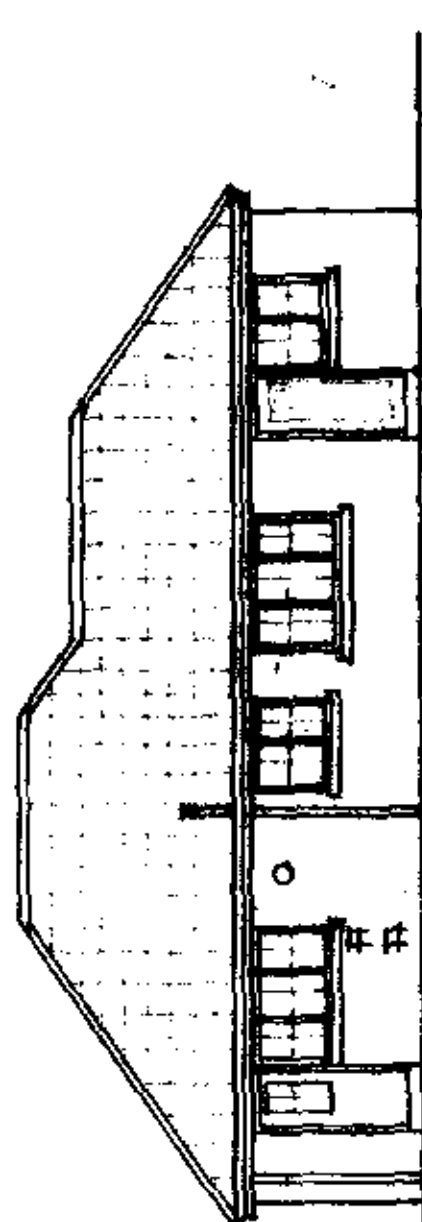
NOTES



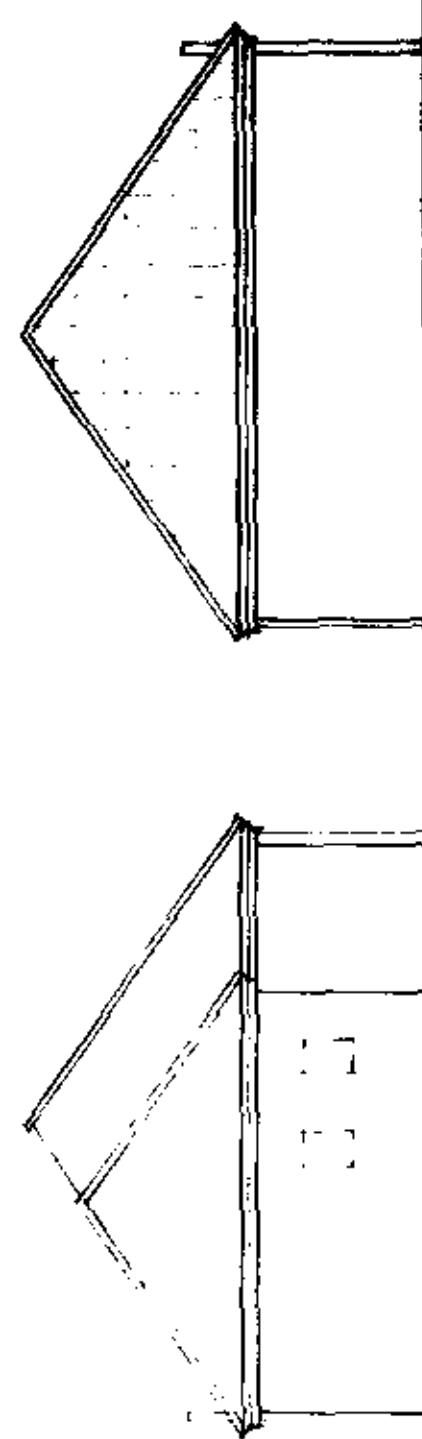
PUNCALLOW SECTION

GARAGE SECTION

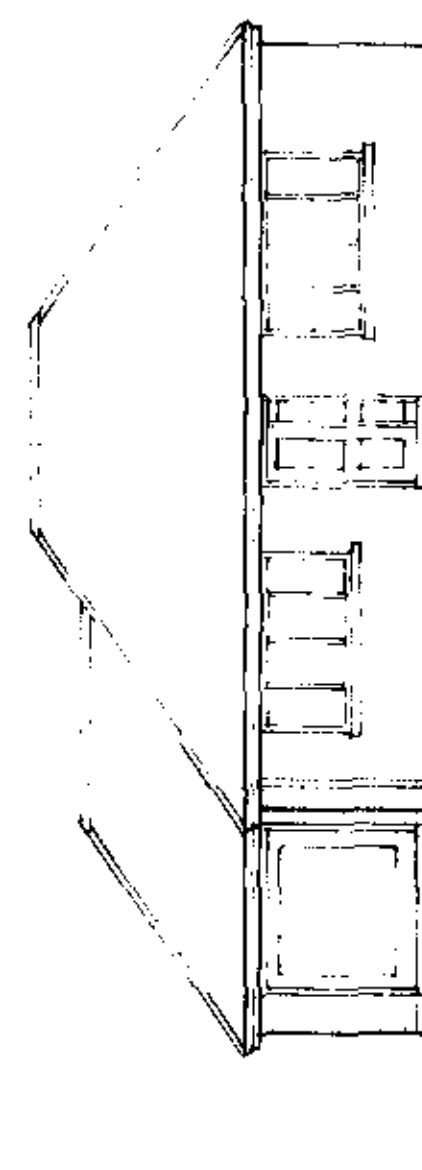
PARTS & UNIT CENTRE		
NO	QUANTITY	UNIT
1	1	CEILING
2	1	CEILING
3	1	CEILING
4	1	CEILING
5	1	CEILING
6	1	CEILING
7	1	CEILING
8	1	CEILING



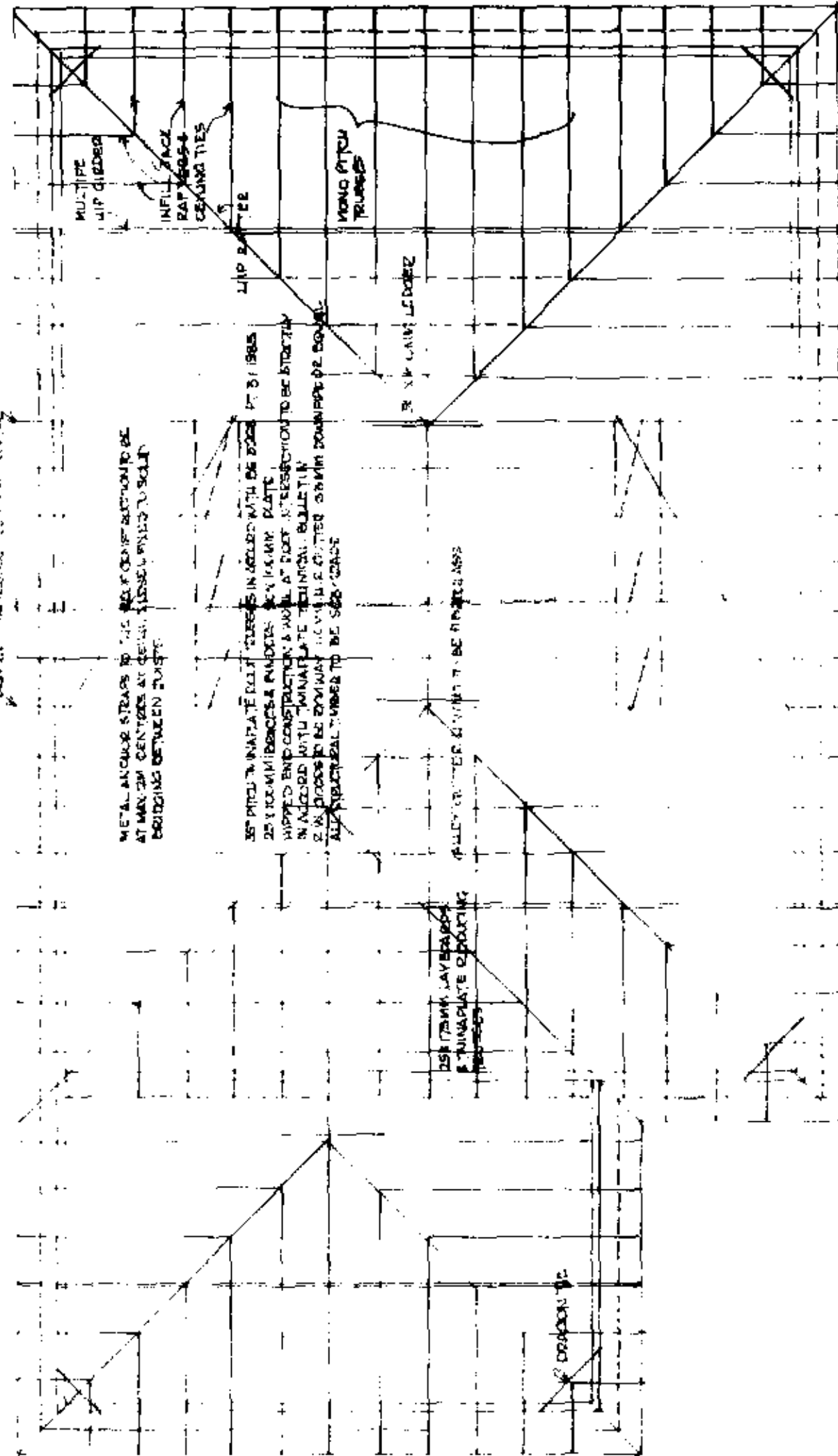
DEAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



ROOF PLAN

Kings Quality Homes

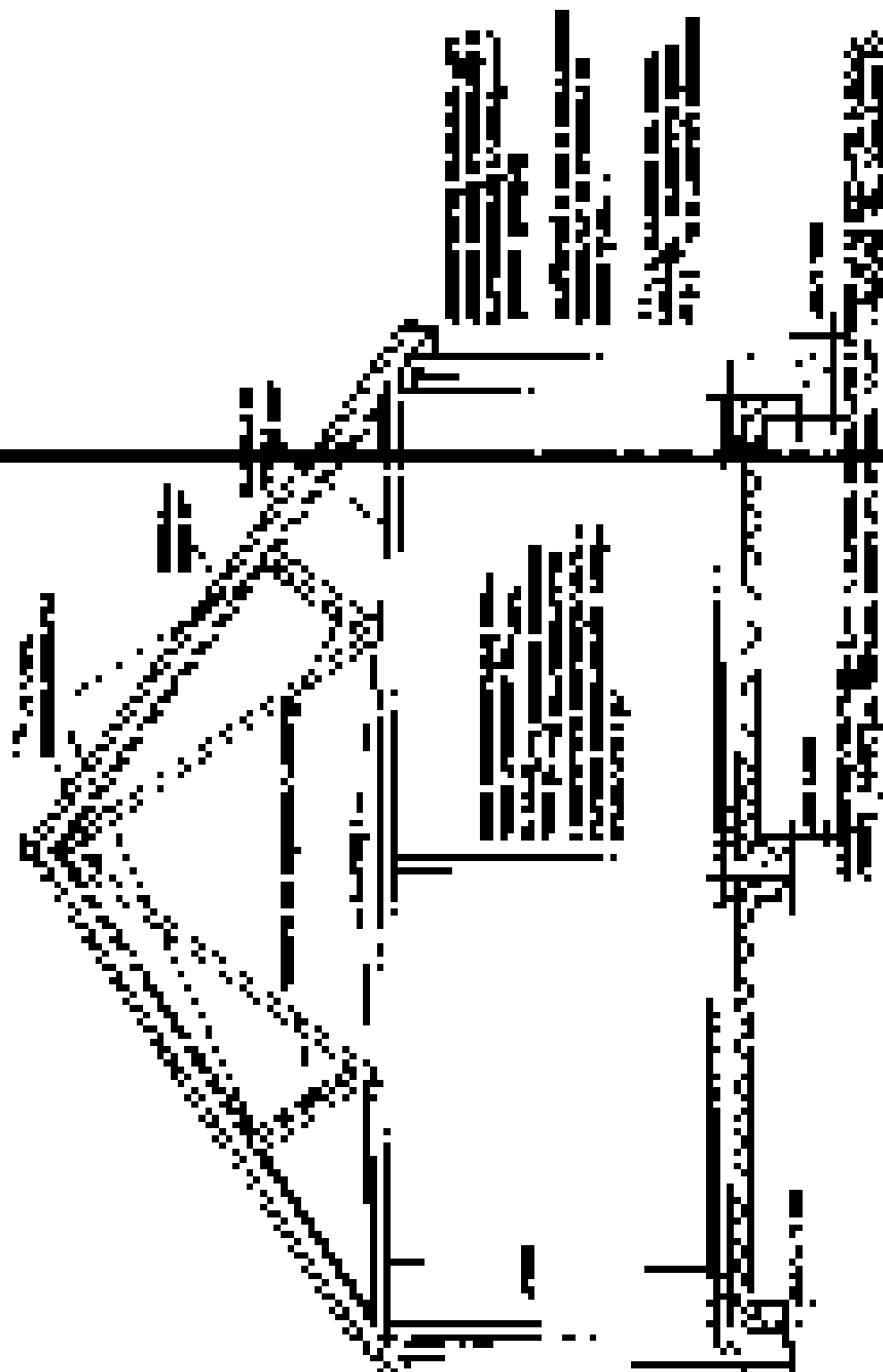
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0480) 22000

ALUTE 2.3.17
SOUTH STREET

PLANNING	BUILDING REGS
APPROVED BY	ISSUED

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 FEB 1996
Ref:

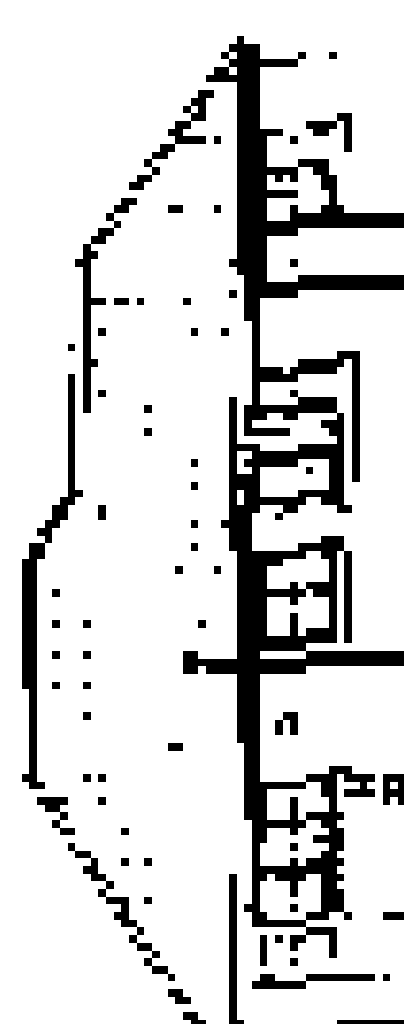
MAJOR CORRELATED SELF COMPLETED SCHEDULES UNLESS OTHERWISE STATED
CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED



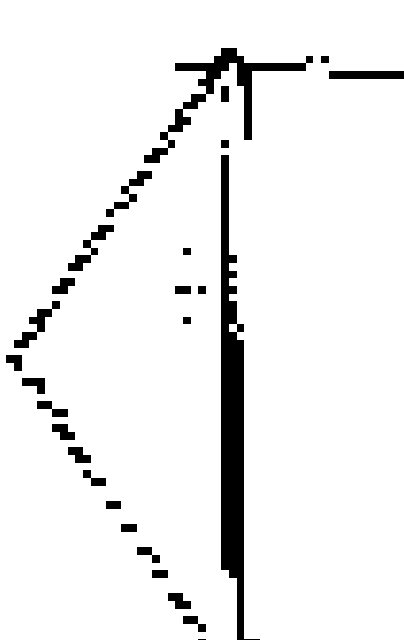
REAR PORCH

REAR PORCH

Room	Area	Volume
Living Room	144 sq. ft.	144 cu. ft.
Dining Room	100 sq. ft.	100 cu. ft.
Kitchen	100 sq. ft.	100 cu. ft.
Bedroom	144 sq. ft.	144 cu. ft.
Bath	25 sq. ft.	25 cu. ft.
Hall	10 sq. ft.	10 cu. ft.
Rear Porch	144 sq. ft.	144 cu. ft.
Total	567 sq. ft.	567 cu. ft.



FRONT ELEVATION



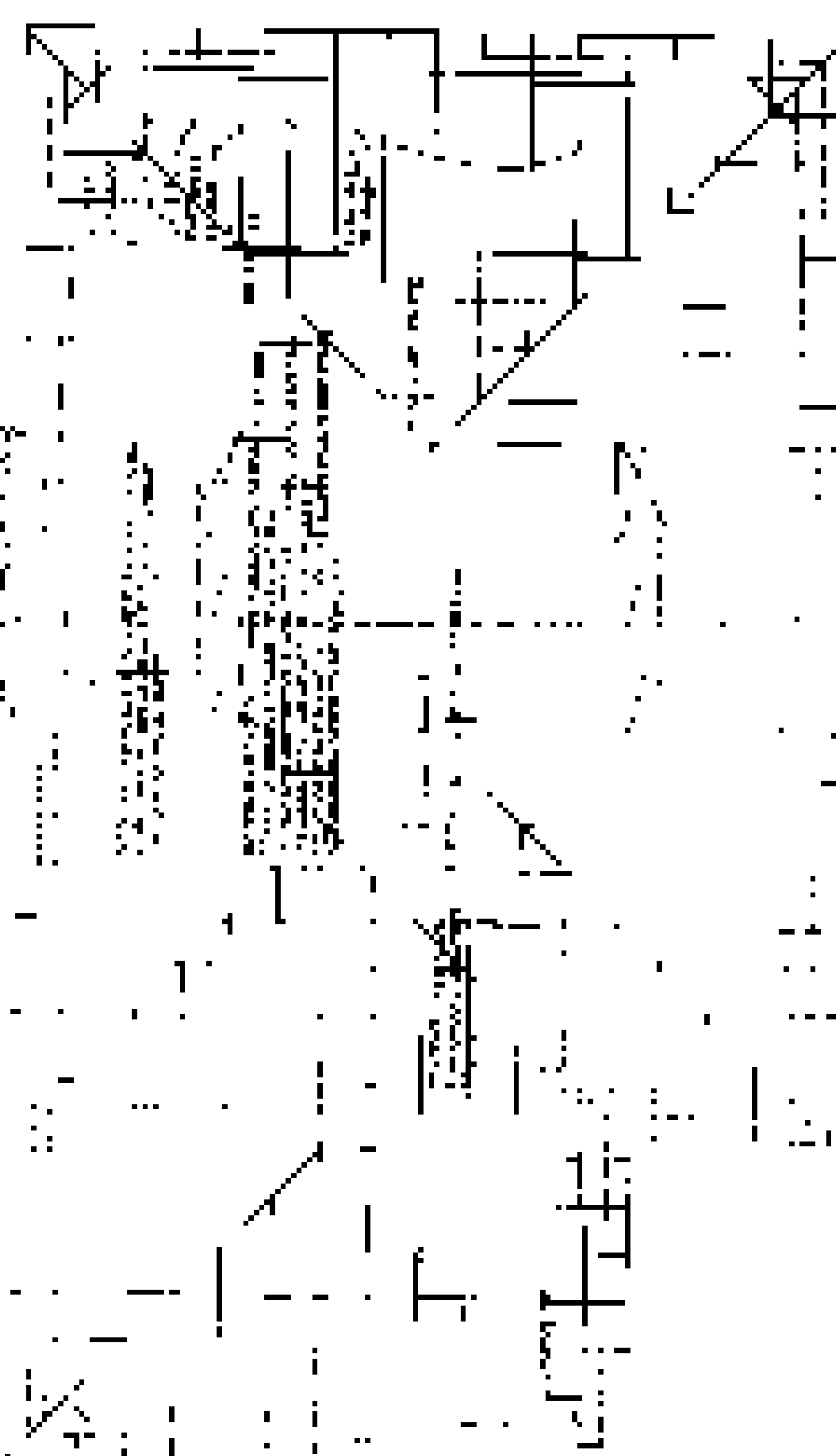
SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION



REAR PORCH

Kings Quality Homes

10000 100th Ave. N.E.
Redmond, WA 98073
Phone: (206) 881-1111
Fax: (206) 881-1112

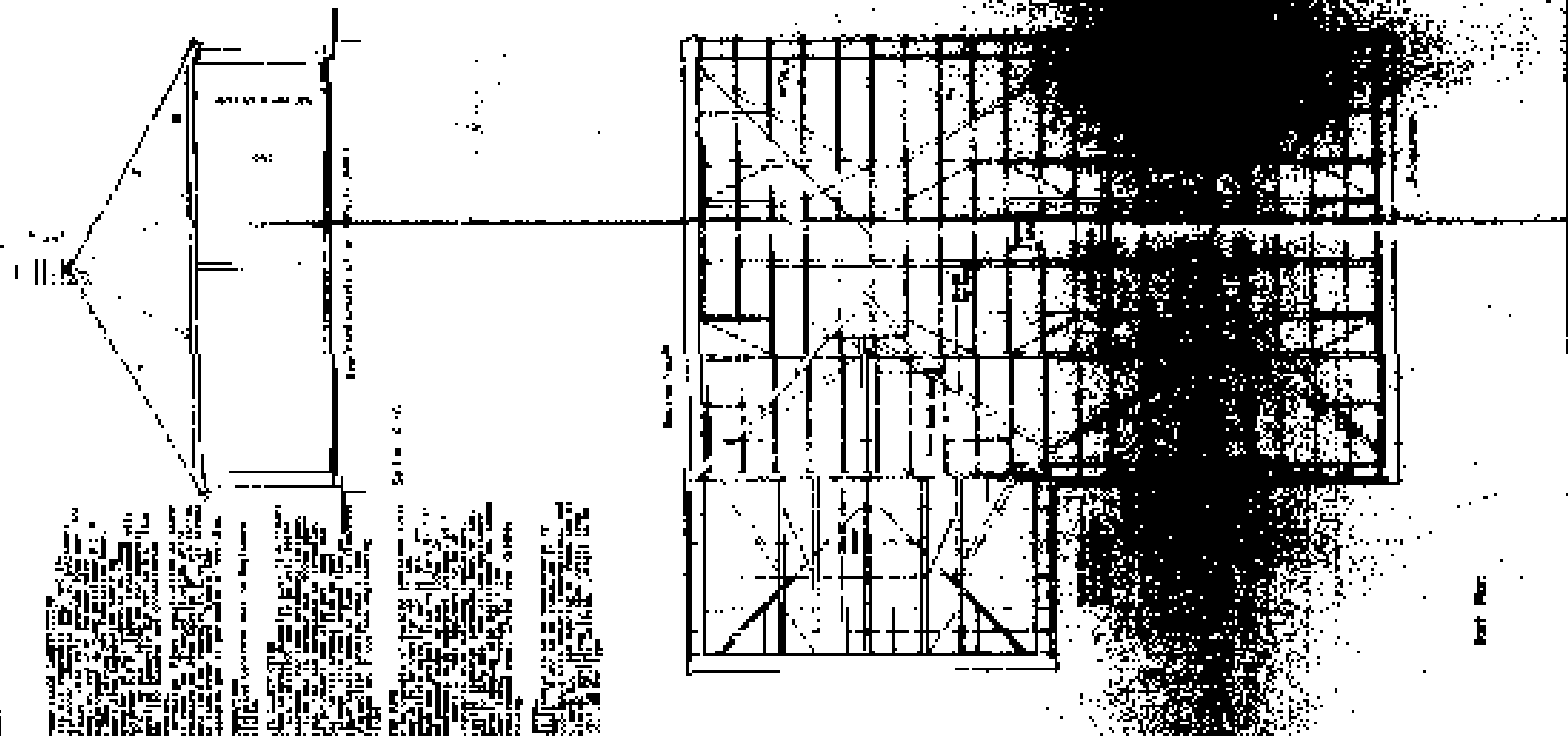
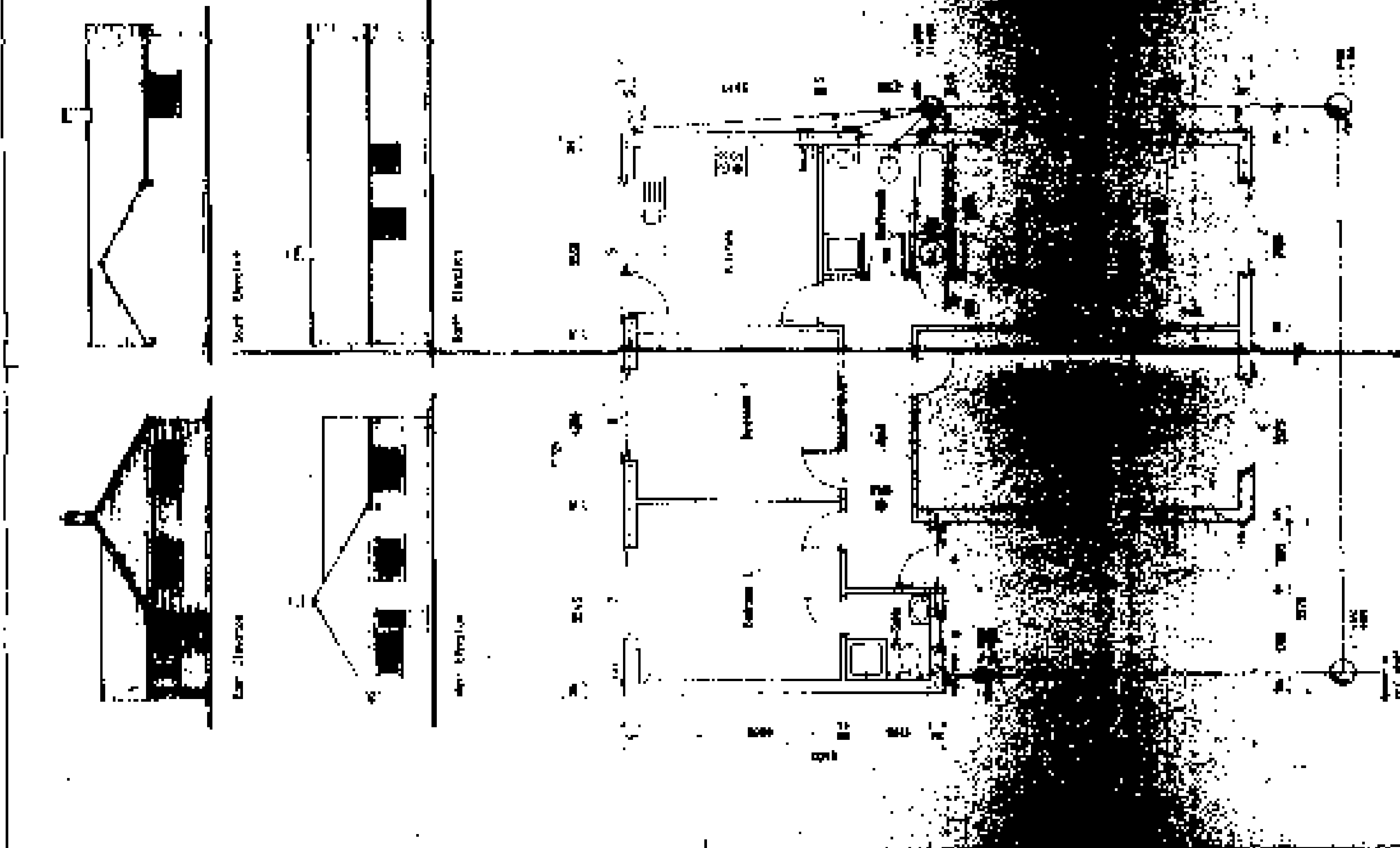
ARCHITECT
10000 100th Ave. N.E.
Redmond, WA 98073
Phone: (206) 881-1111
Fax: (206) 881-1112

Room	Area	Volume
Living Room	144 sq. ft.	144 cu. ft.
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Total	567 sq. ft.	567 cu. ft.

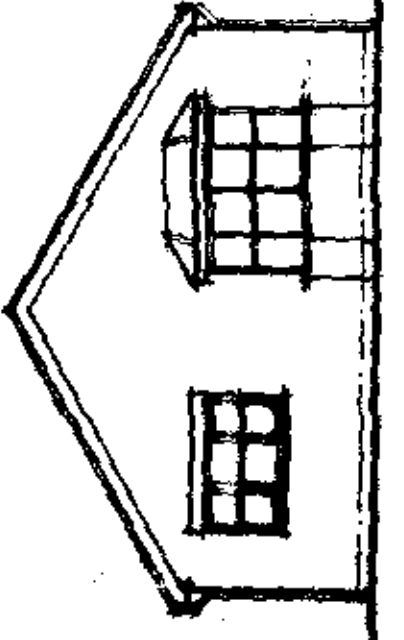
Notes & Schedules

Item	Quantity	Unit	Notes
1	1000	Sq. Ft.	1st Floor
2	1000	Sq. Ft.	2nd Floor
3	1000	Sq. Ft.	3rd Floor
4	1000	Sq. Ft.	4th Floor
5	1000	Sq. Ft.	5th Floor
6	1000	Sq. Ft.	6th Floor
7	1000	Sq. Ft.	7th Floor
8	1000	Sq. Ft.	8th Floor
9	1000	Sq. Ft.	9th Floor
10	1000	Sq. Ft.	10th Floor
11	1000	Sq. Ft.	11th Floor
12	1000	Sq. Ft.	12th Floor
13	1000	Sq. Ft.	13th Floor
14	1000	Sq. Ft.	14th Floor
15	1000	Sq. Ft.	15th Floor
16	1000	Sq. Ft.	16th Floor
17	1000	Sq. Ft.	17th Floor
18	1000	Sq. Ft.	18th Floor
19	1000	Sq. Ft.	19th Floor
20	1000	Sq. Ft.	20th Floor

Scale: 1/4" = 1'-0"

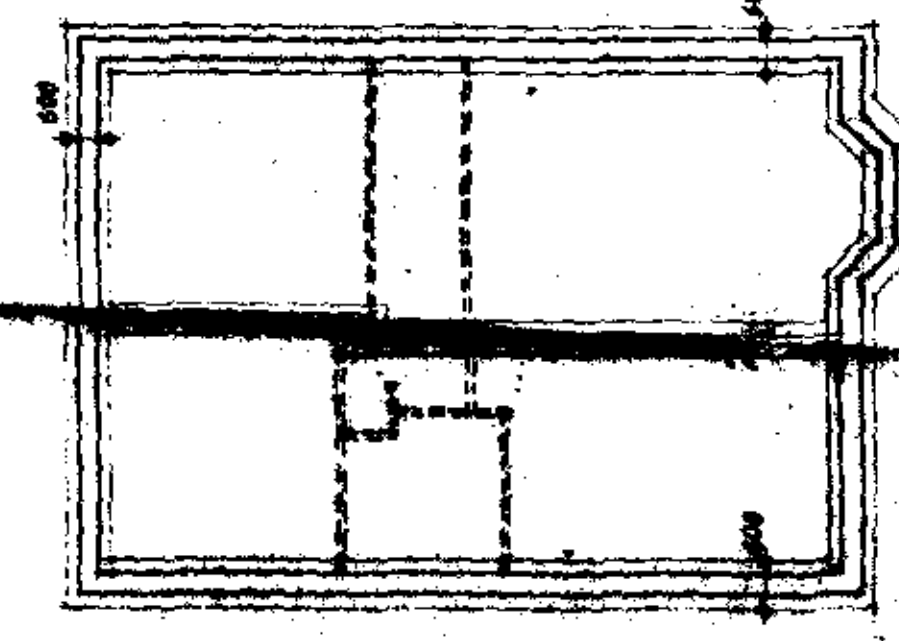


1. 1941 - 1942 - 1943 - 1944 - 1945 - 1946 - 1947 - 1948 - 1949 - 1950 - 1951 - 1952 - 1953 - 1954 - 1955 - 1956 - 1957 - 1958 - 1959 - 1960 - 1961 - 1962 - 1963 - 1964 - 1965 - 1966 - 1967 - 1968 - 1969 - 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150 - 2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160 - 2161 - 2162 - 2163 - 2164 - 2165 - 2166 - 2167 - 2168 - 2169 - 2170 - 2171 - 2172 - 2173 - 2174 - 2175 - 2176 - 2177 - 2178 - 2179 - 2180 - 2181 - 2182 - 2183 - 2184 - 2185 - 2186 - 2187 - 2188 - 2189 - 2190 - 2191 - 2192 - 2193 - 2194 - 2195 - 2196 - 2197 - 2198 - 2199 - 2200 - 2201 - 2202 - 2203 - 2204 - 2205 - 2206 - 2207 - 2208 - 2209 - 2210 - 2211 - 2212 - 2213 - 2214 - 2215 - 2216 - 2217 - 2218 - 2219 - 2220 - 2221 - 2222 - 2223 - 2224 - 2225 - 2226 - 2227 - 2228 - 2229 - 2230 - 2231 - 2232 - 2233 - 2234 - 2235 - 2236 - 2237 - 2238 - 2239 - 2240 - 2241 - 2242 - 2243 - 2244 - 2245 - 2246 - 2247 - 2248 - 2249 - 2250 - 2251 - 2252 - 2253 - 2254 - 2255 - 2256 - 2257 - 2258 - 2259 - 2260 - 2261 - 2262 - 2263 - 2264 - 2265 - 2266 - 2267 - 2268 - 2269 - 2270 - 2271 - 2272 - 2273 - 2274 - 2275 - 2276 - 2277 - 2278 - 2279 - 2280 - 2281 - 2282 - 2283 - 2284 - 2285 - 2286 - 2287 - 2288 - 2289 - 2290 - 2291 - 2292 - 2293 - 2294 - 2295 - 2296 - 2297 - 2298 - 2299 - 2300 - 2301 - 2302 - 2303 - 2304 - 2305 - 2306 - 2307 - 2308 - 2309 - 2310 - 2311 - 2312</

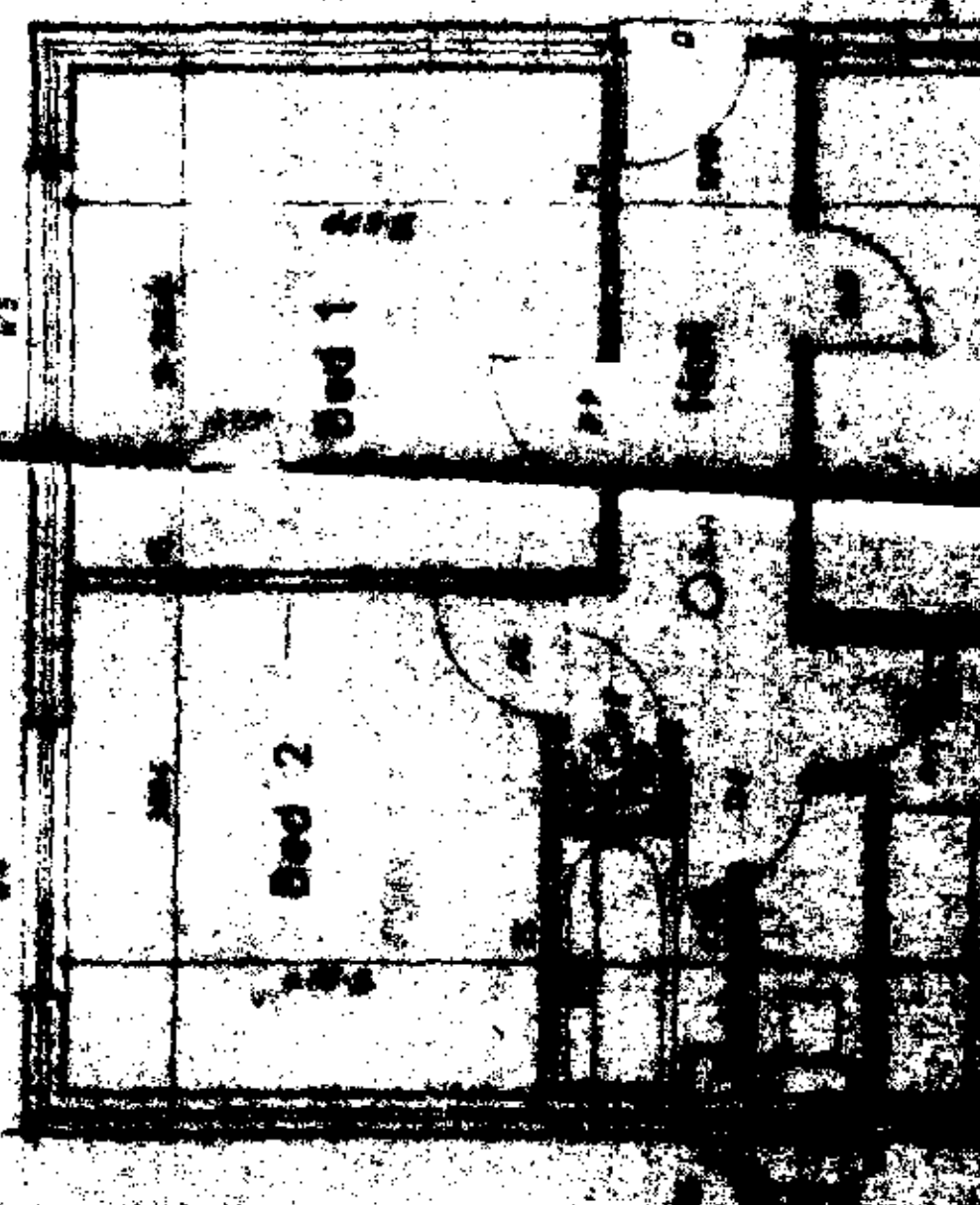


ROAD ELEVATION

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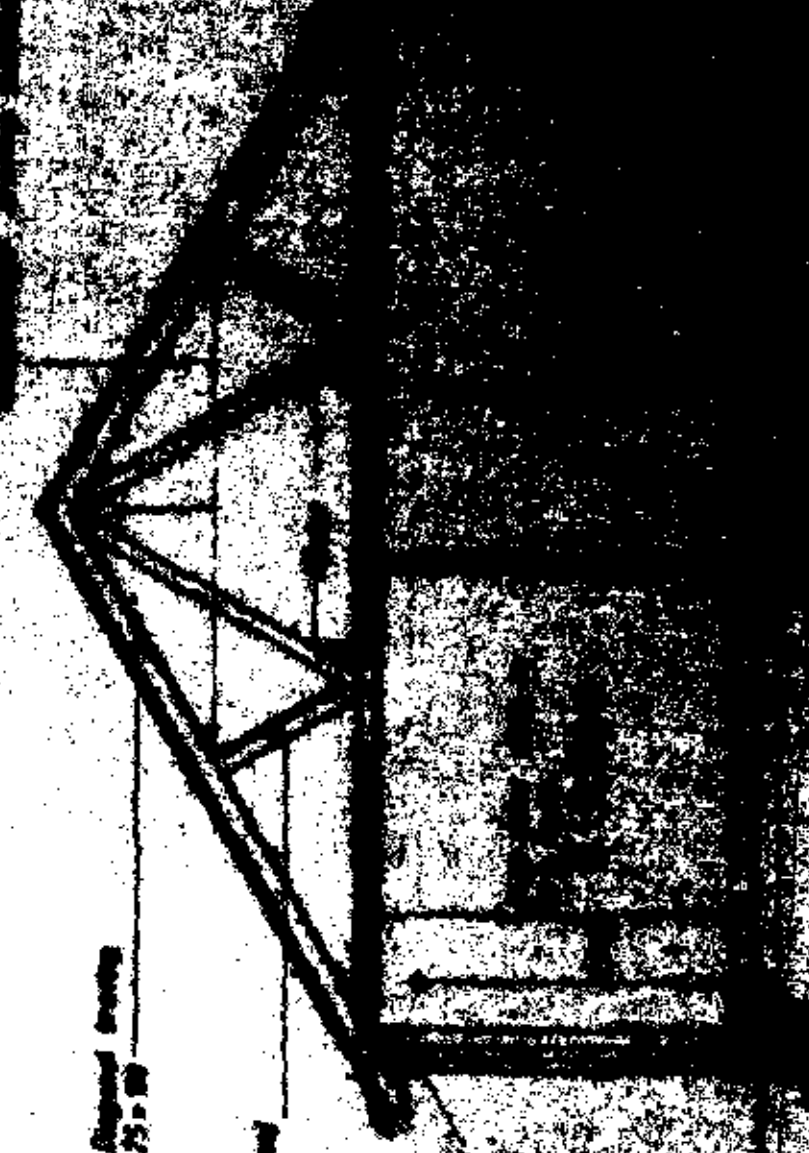


FOUNDATION PLAN

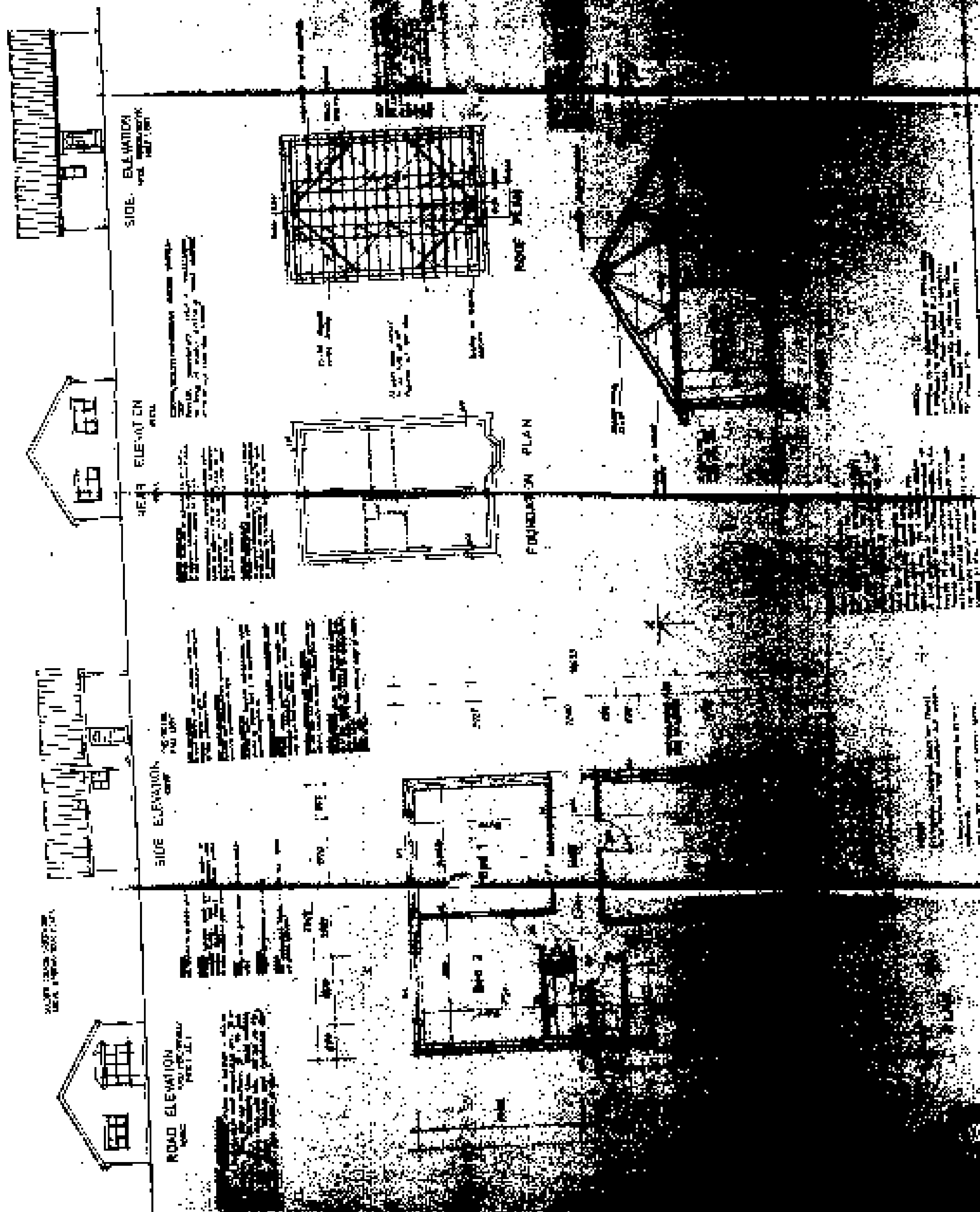


1. **Background**
 2. **Methods**
 3. **Results**
 4. **Conclusions**
 5. **References**

1



3. Targets started drifting to starboard.
Captured.
Rescued two of our lost across hatch.



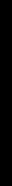
10-11-1944

1

T

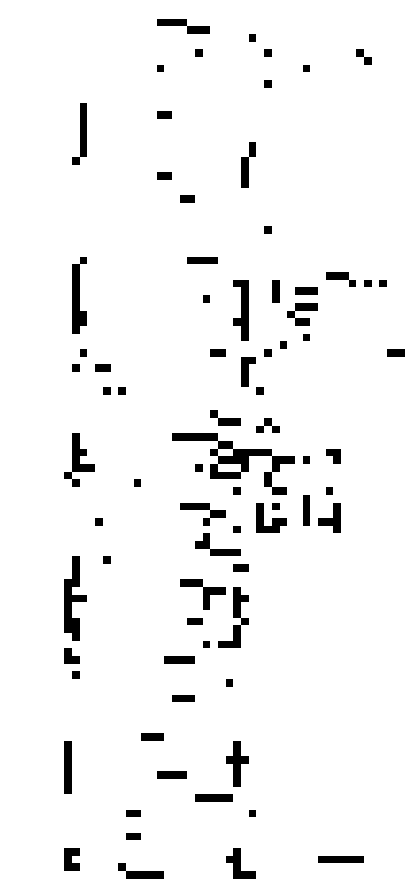
[illegible][illegible]

1





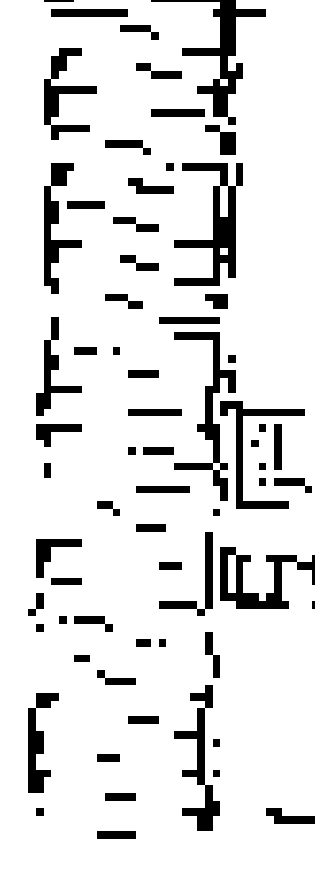
ROAD ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

Notes: 1. All dimensions are in feet and inches. 2. Foundation is to be concrete. 3. Roof is to be shingles. 4. Siding is to be horizontal lap siding. 5. Windows are to be double-hung. 6. Doors are to be solid core. 7. Paint is to be exterior grade. 8. All work is to be in accordance with local building codes.

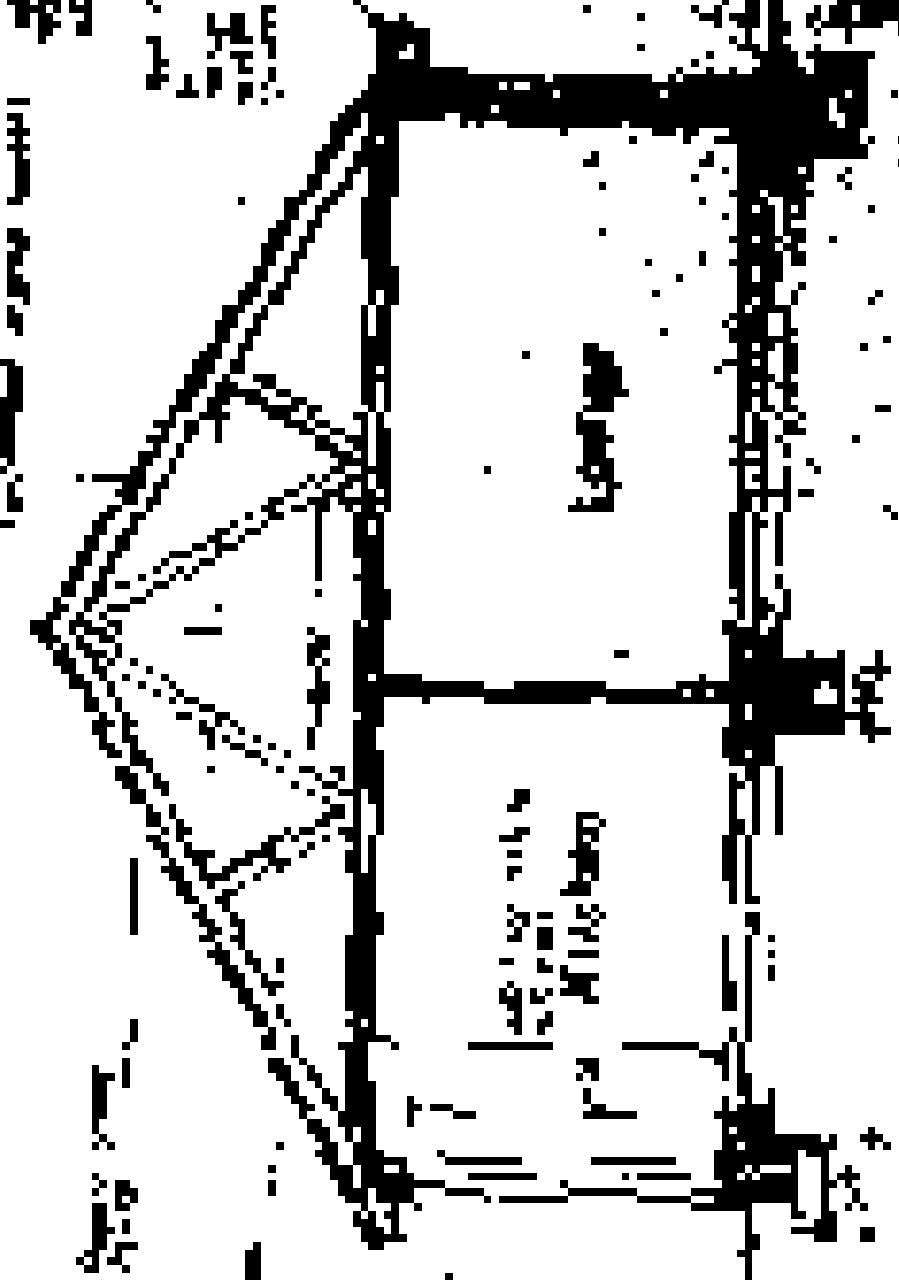
Notes: 1. All dimensions are in feet and inches. 2. Foundation is to be concrete. 3. Roof is to be shingles. 4. Siding is to be horizontal lap siding. 5. Windows are to be double-hung. 6. Doors are to be solid core. 7. Paint is to be exterior grade. 8. All work is to be in accordance with local building codes.



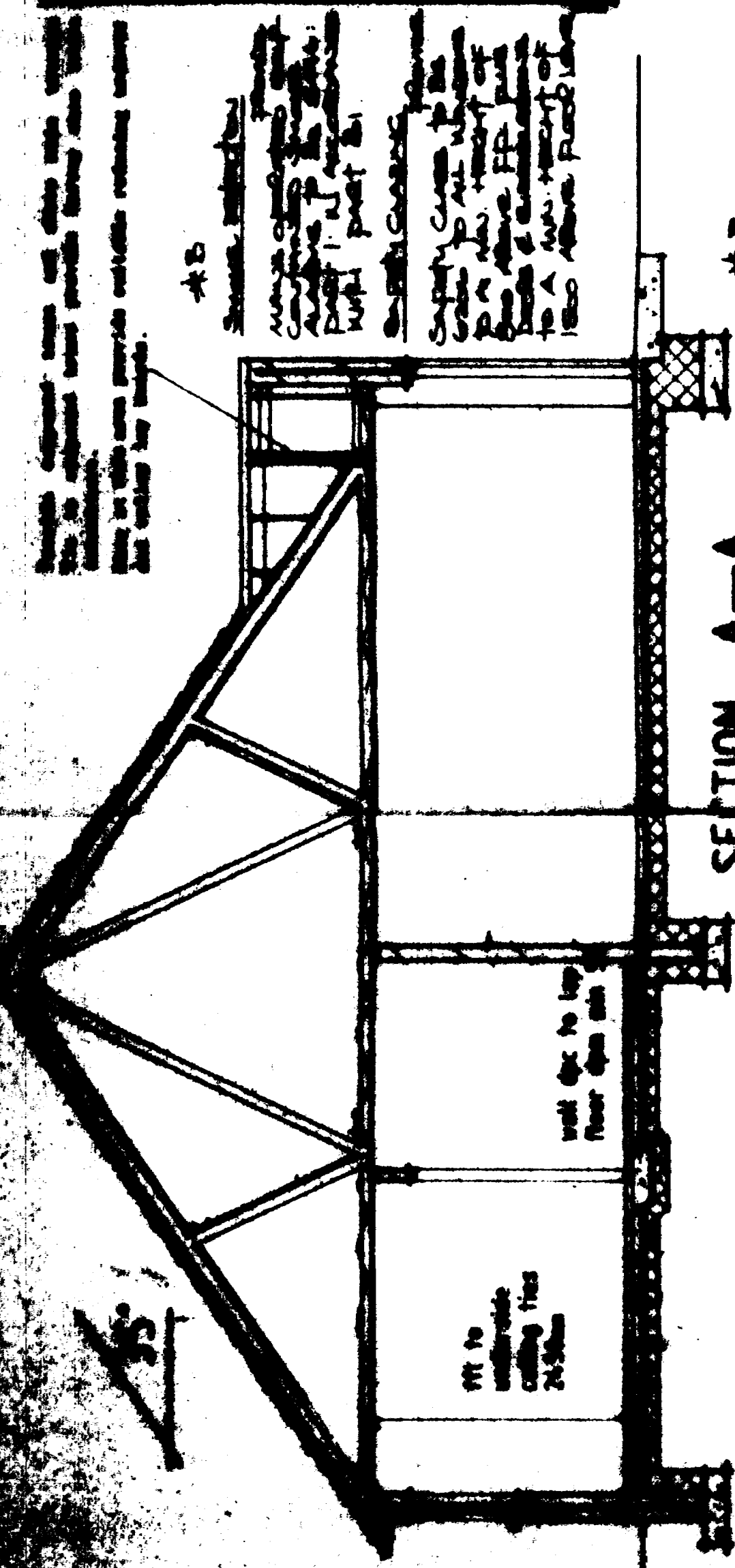
FOUNDATION PLAN



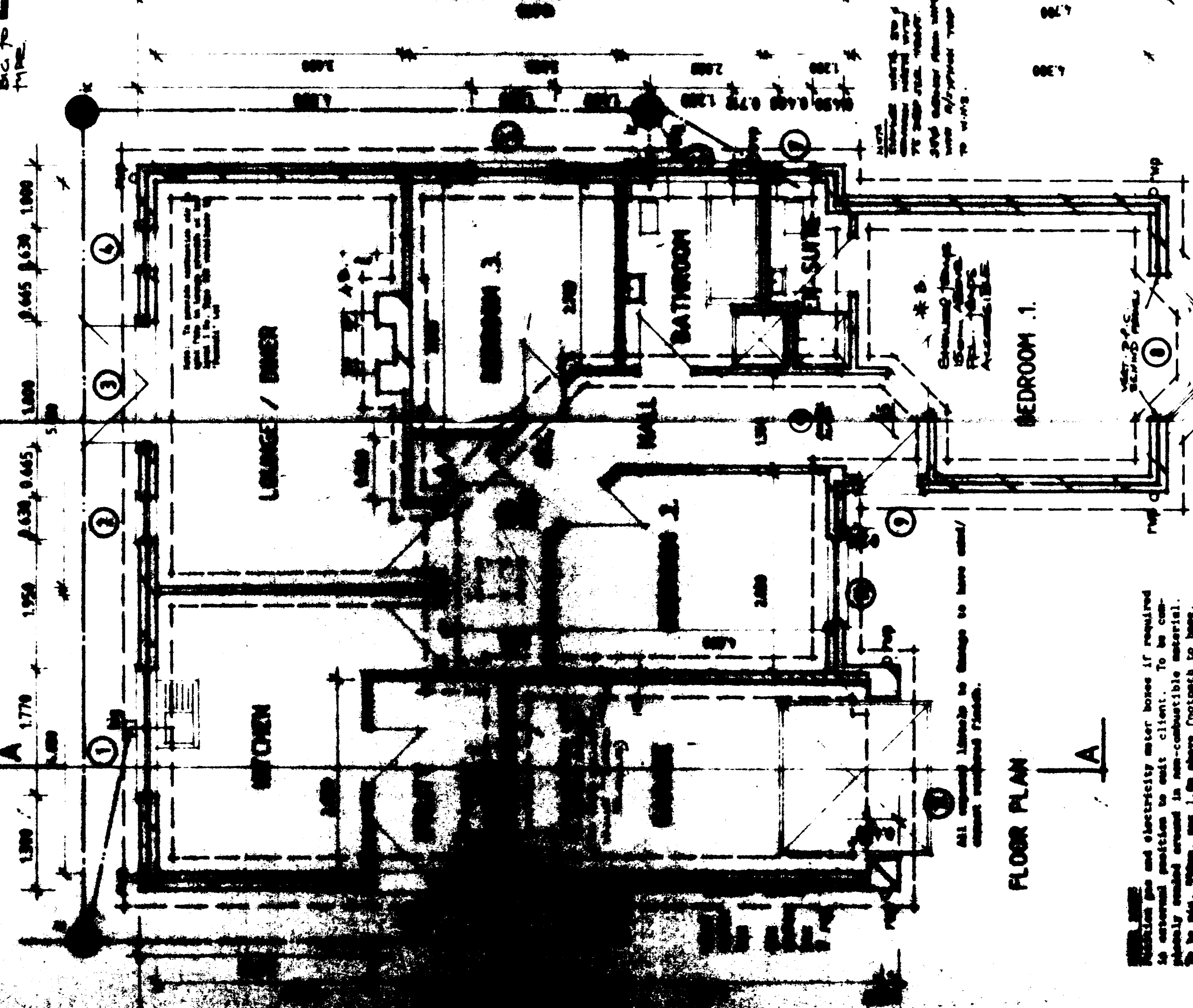
ROOF PLAN



SECTION X-X

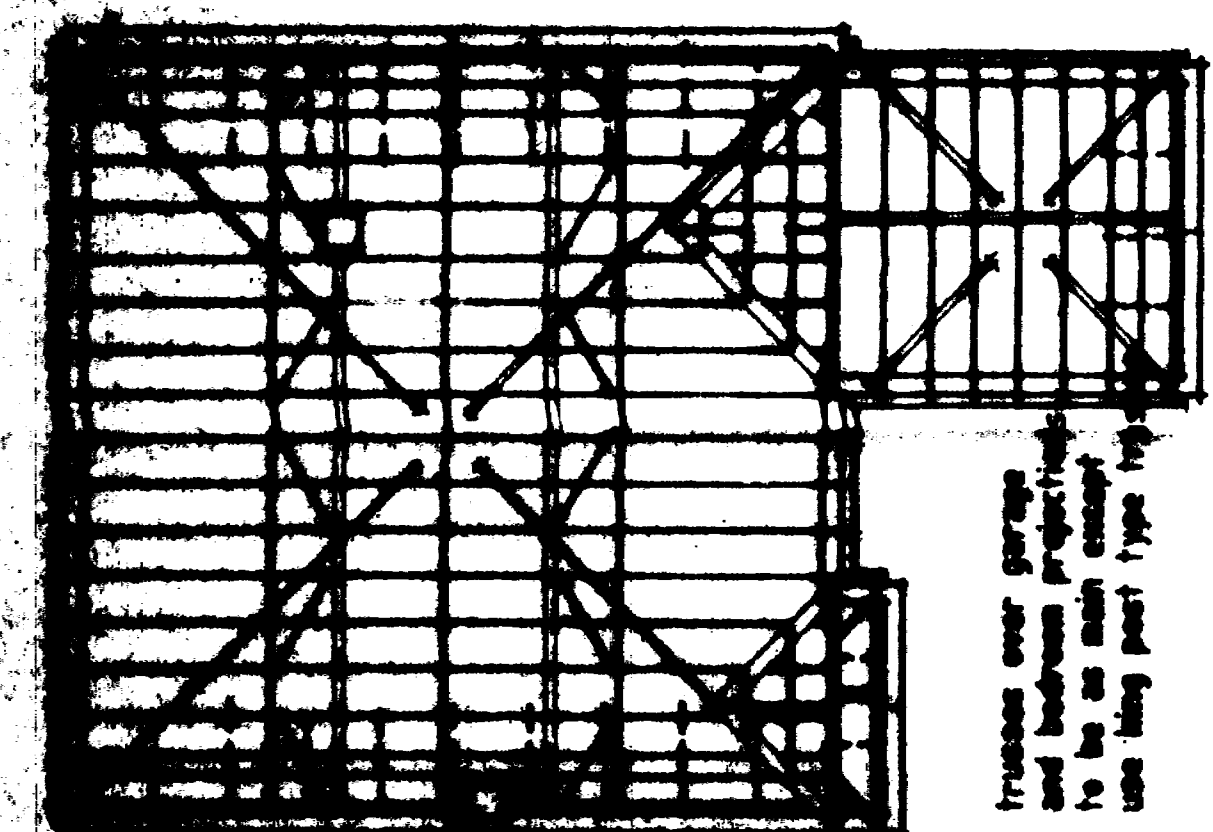


SECTION A-A

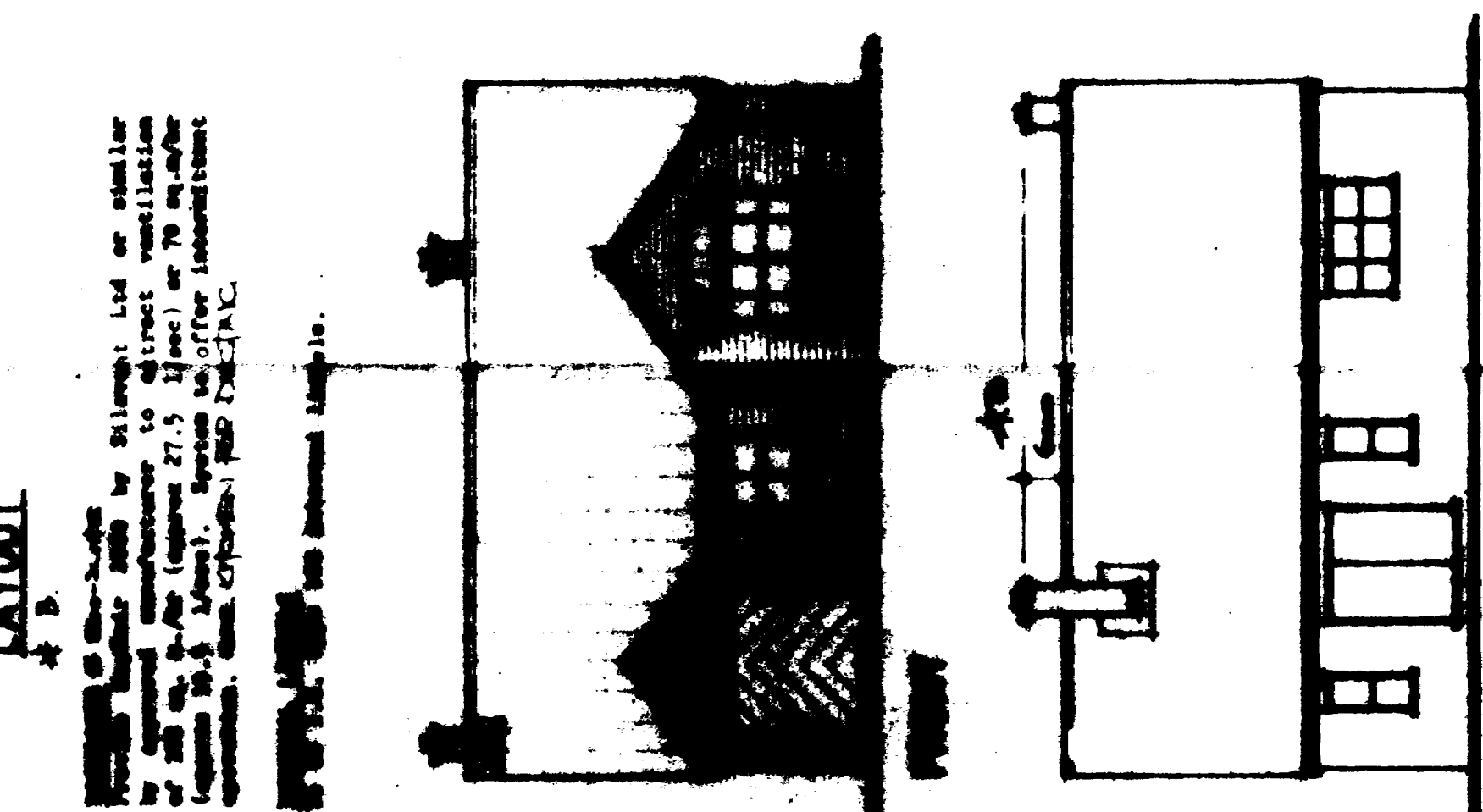


FLOOR PLAN

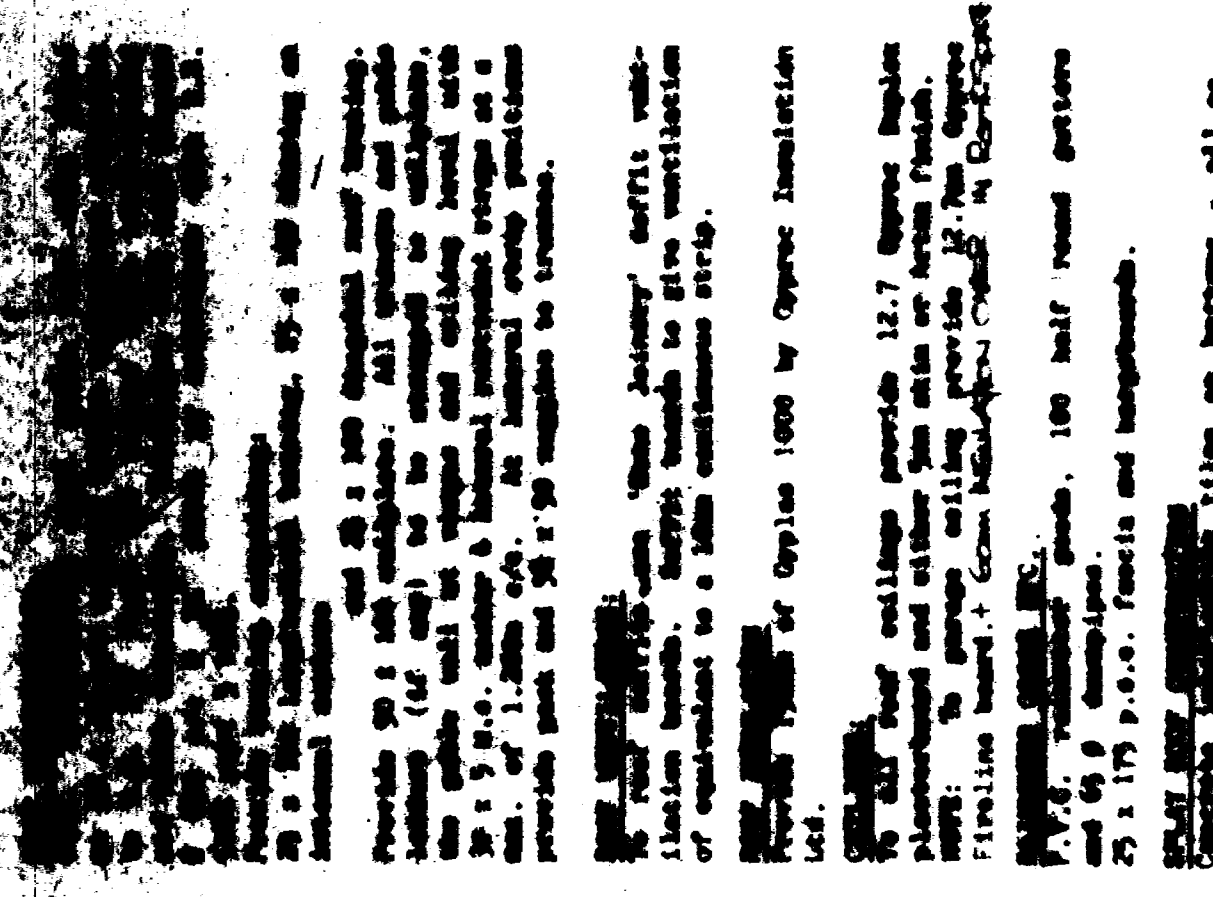
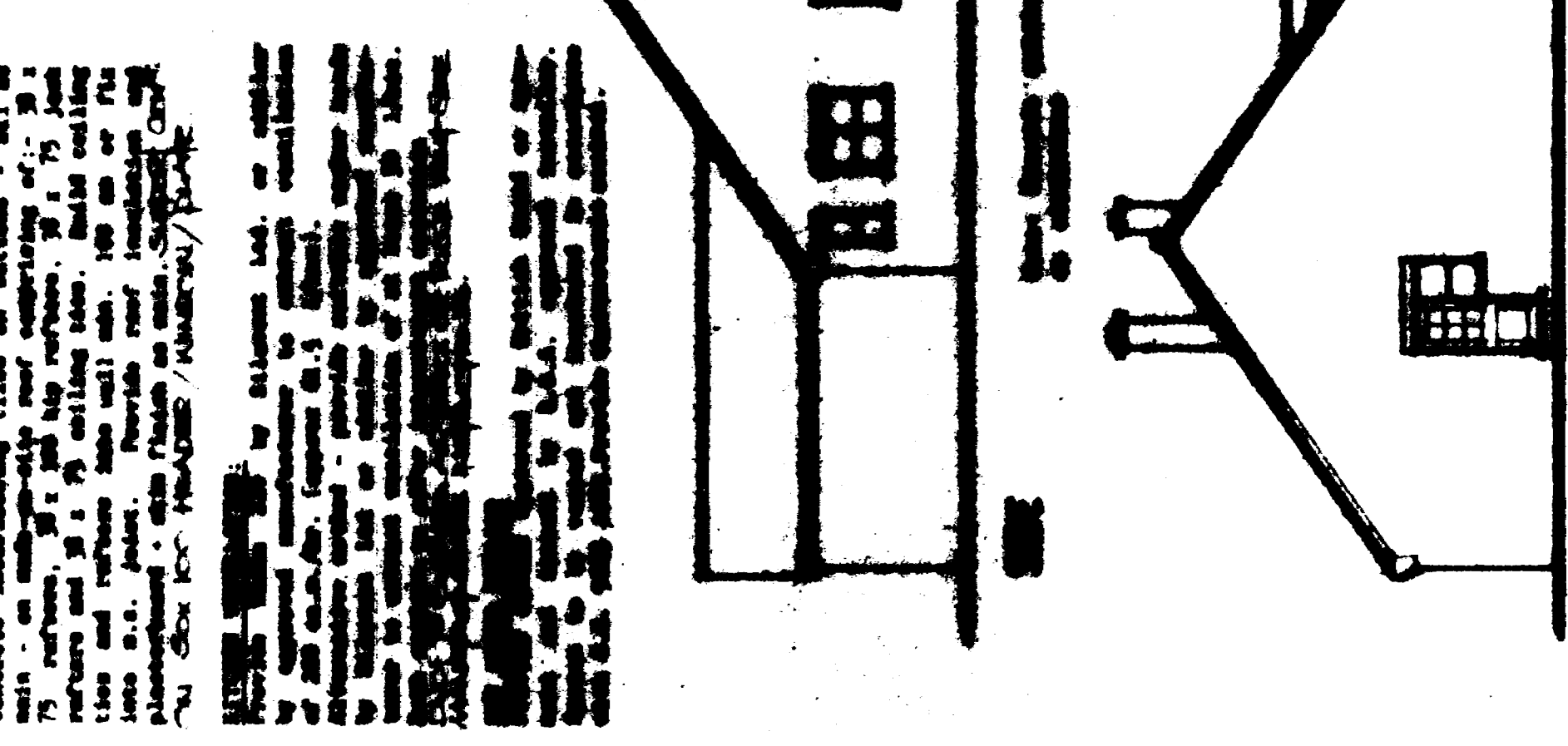
Position gas and electricity meter boxes if required in external position to suit client. To be completely covered around in non-combustible material. To be 1.8m high, 1.8m wide and 1.8m deep.



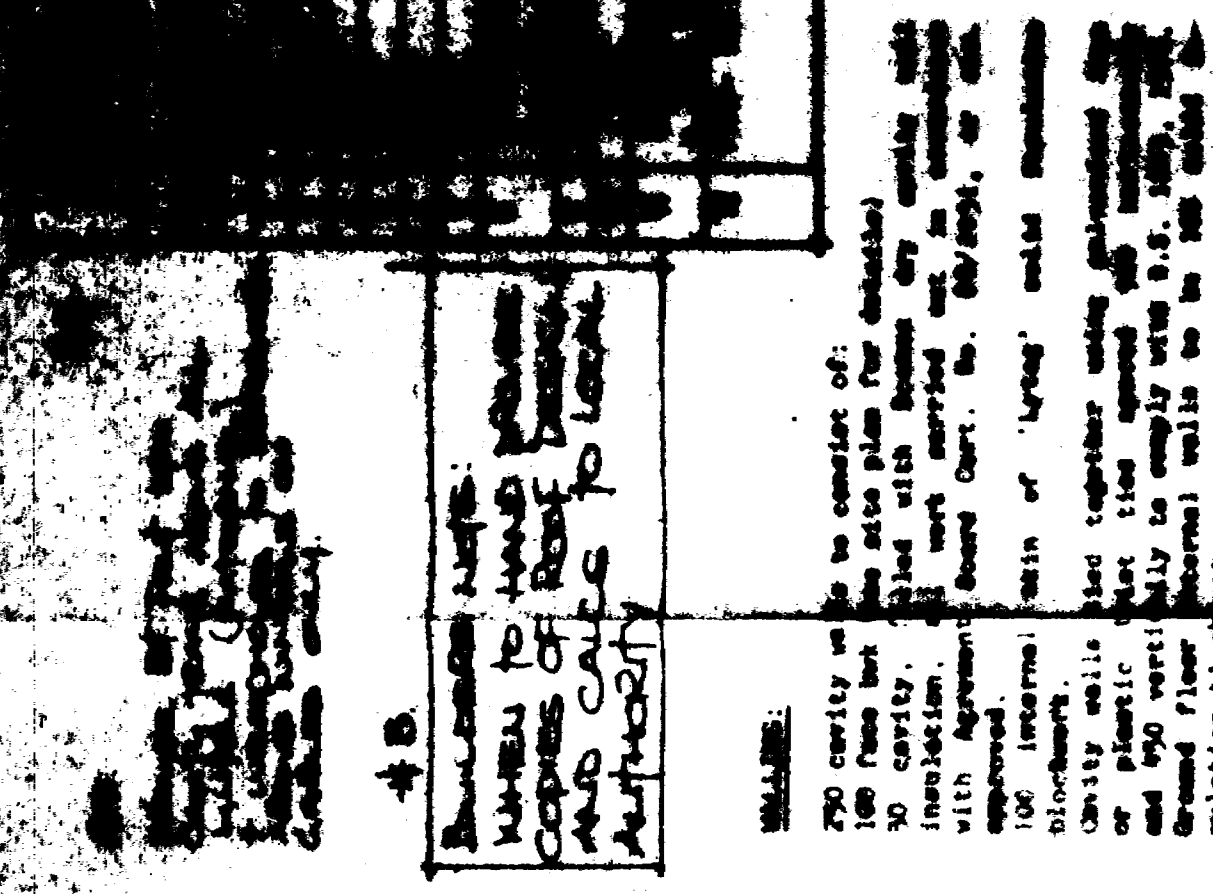
SECTION A-A



SECTION A-A



SECTION A-A



SECTION A-A



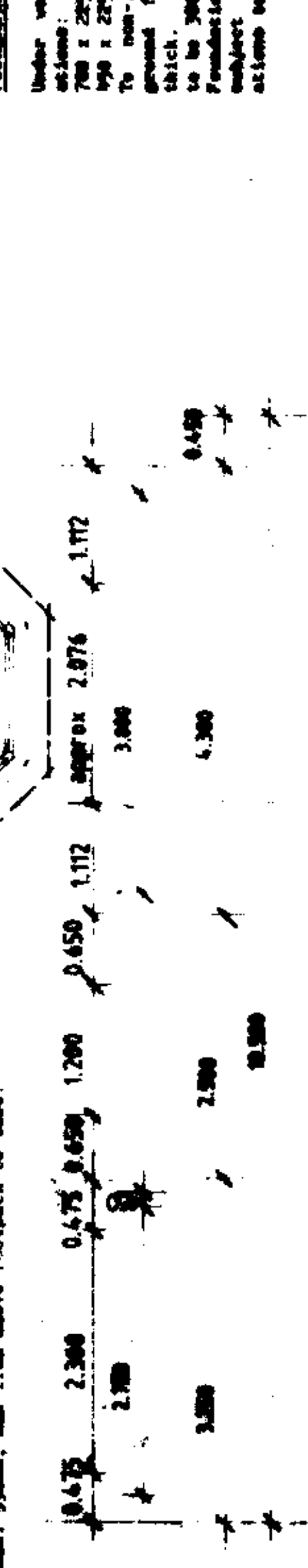
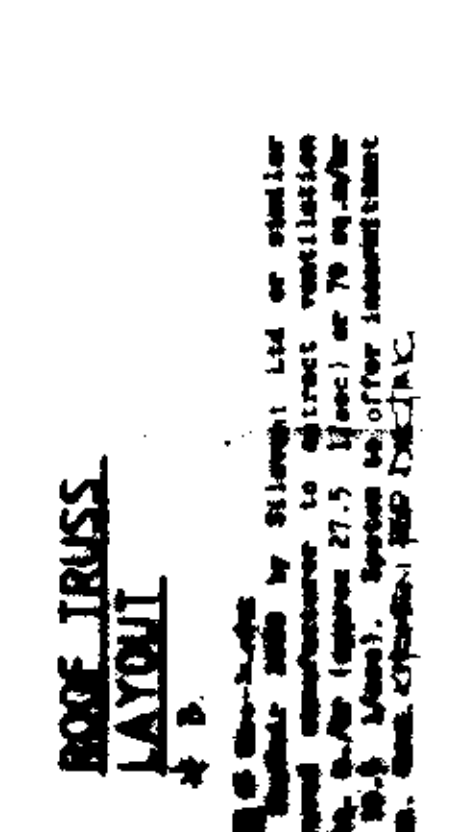
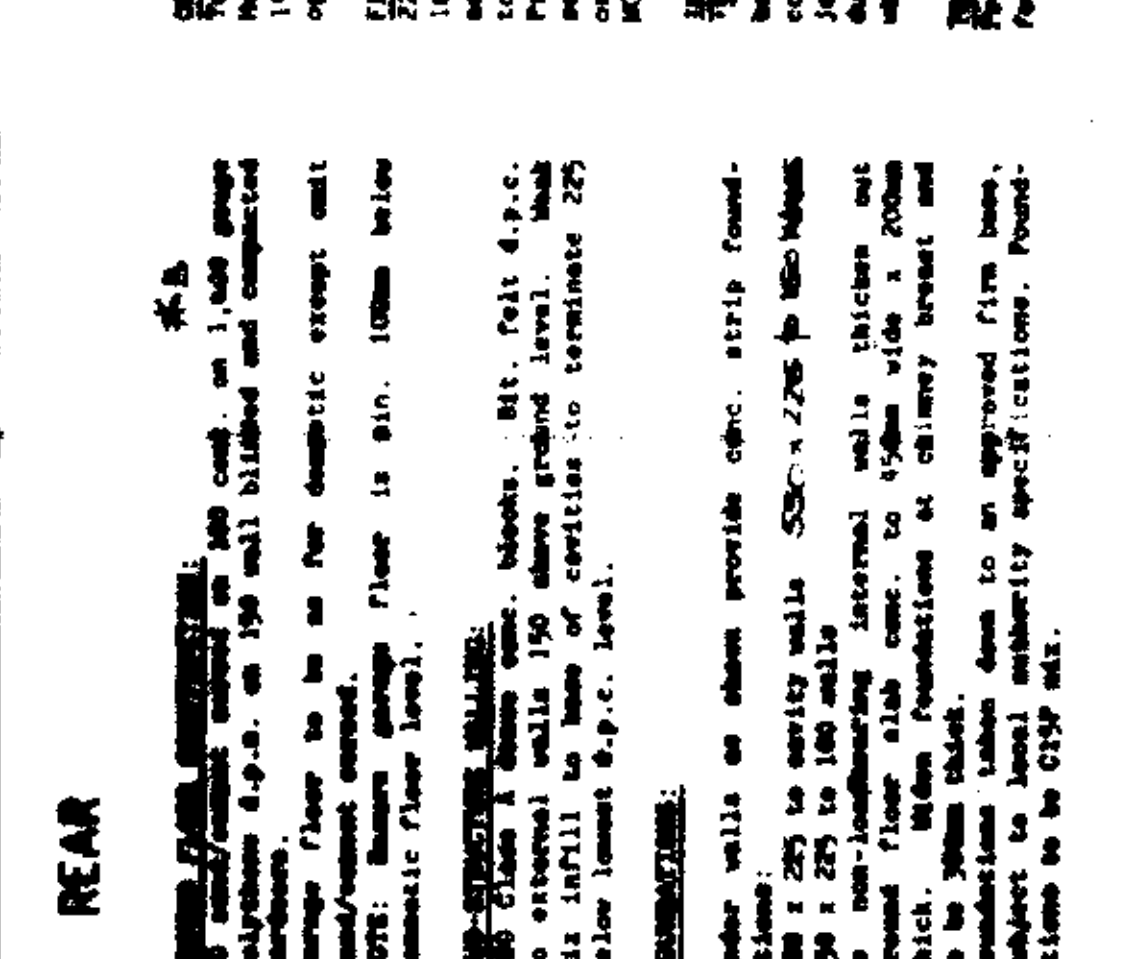
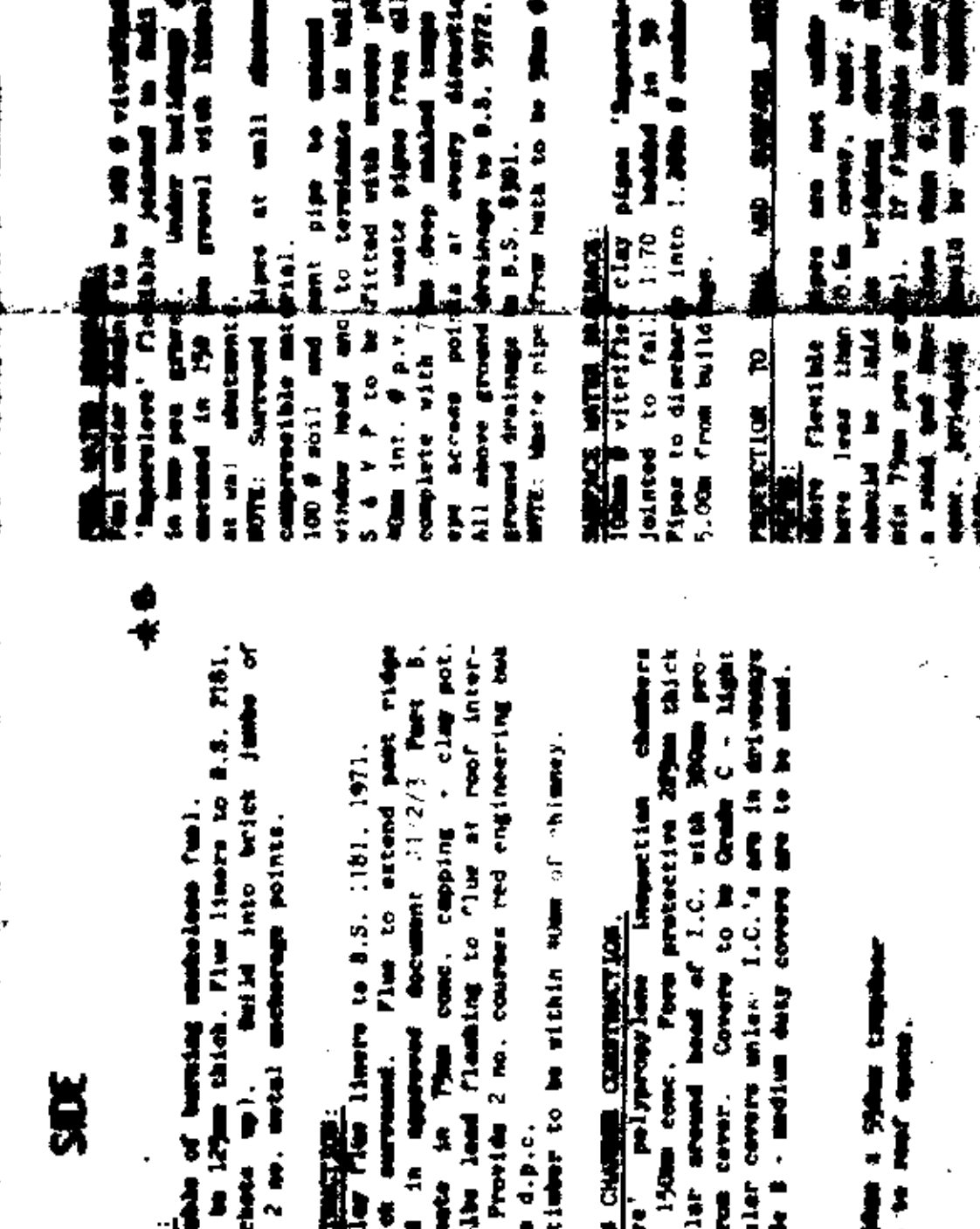
SECTION A-A

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
- 8 FEB 1986

'YEAR'		1:50, 1:100		DEC '93
ASHWOOD HOMES		HOLBEACH MANOR FLEET ROAD HOLBEACH Lincs		DRAWING NO. AH-W 3/11A

GENERAL NOTES:
1. All work to be in accordance with the Building Regulations 1977.
2. The drawings are to be read in conjunction with the specification and the Bill of Materials.
3. The drawings are to be read in conjunction with the specification and the Bill of Materials.
4. The drawings are to be read in conjunction with the specification and the Bill of Materials.
5. The drawings are to be read in conjunction with the specification and the Bill of Materials.
6. The drawings are to be read in conjunction with the specification and the Bill of Materials.
7. The drawings are to be read in conjunction with the specification and the Bill of Materials.
8. The drawings are to be read in conjunction with the specification and the Bill of Materials.
9. The drawings are to be read in conjunction with the specification and the Bill of Materials.
10. The drawings are to be read in conjunction with the specification and the Bill of Materials.

REAR:
1. The rear wall is to be constructed of brickwork to the full height of the roof.
2. The rear wall is to be constructed of brickwork to the full height of the roof.
3. The rear wall is to be constructed of brickwork to the full height of the roof.
4. The rear wall is to be constructed of brickwork to the full height of the roof.
5. The rear wall is to be constructed of brickwork to the full height of the roof.
6. The rear wall is to be constructed of brickwork to the full height of the roof.
7. The rear wall is to be constructed of brickwork to the full height of the roof.
8. The rear wall is to be constructed of brickwork to the full height of the roof.
9. The rear wall is to be constructed of brickwork to the full height of the roof.
10. The rear wall is to be constructed of brickwork to the full height of the roof.



[The following text is extremely faint and largely illegible due to poor scan quality. It appears to be a header or introductory section.]

RE:

1. A copy of turning subelement (encl.)
to be 12mm thick, five liners to S.S. #181.
(encl.encl.) Build into brick joints of
five 2 no. metal exchange points.

TO:

1. Clay Plm there to S.S. #181. 1971.
brick around. Plm to attend post ridge
situated in approved document #12/21 Part B.
concrete in Plm cont. capping - clay pot.
the tiles lead flaming to Plm at roof inter-
face. Problem 2 no. courses red engineering tea
seal d.p.c.

be timber to be within than of chimney.

THE CHIMNEY CONSTRUCTION

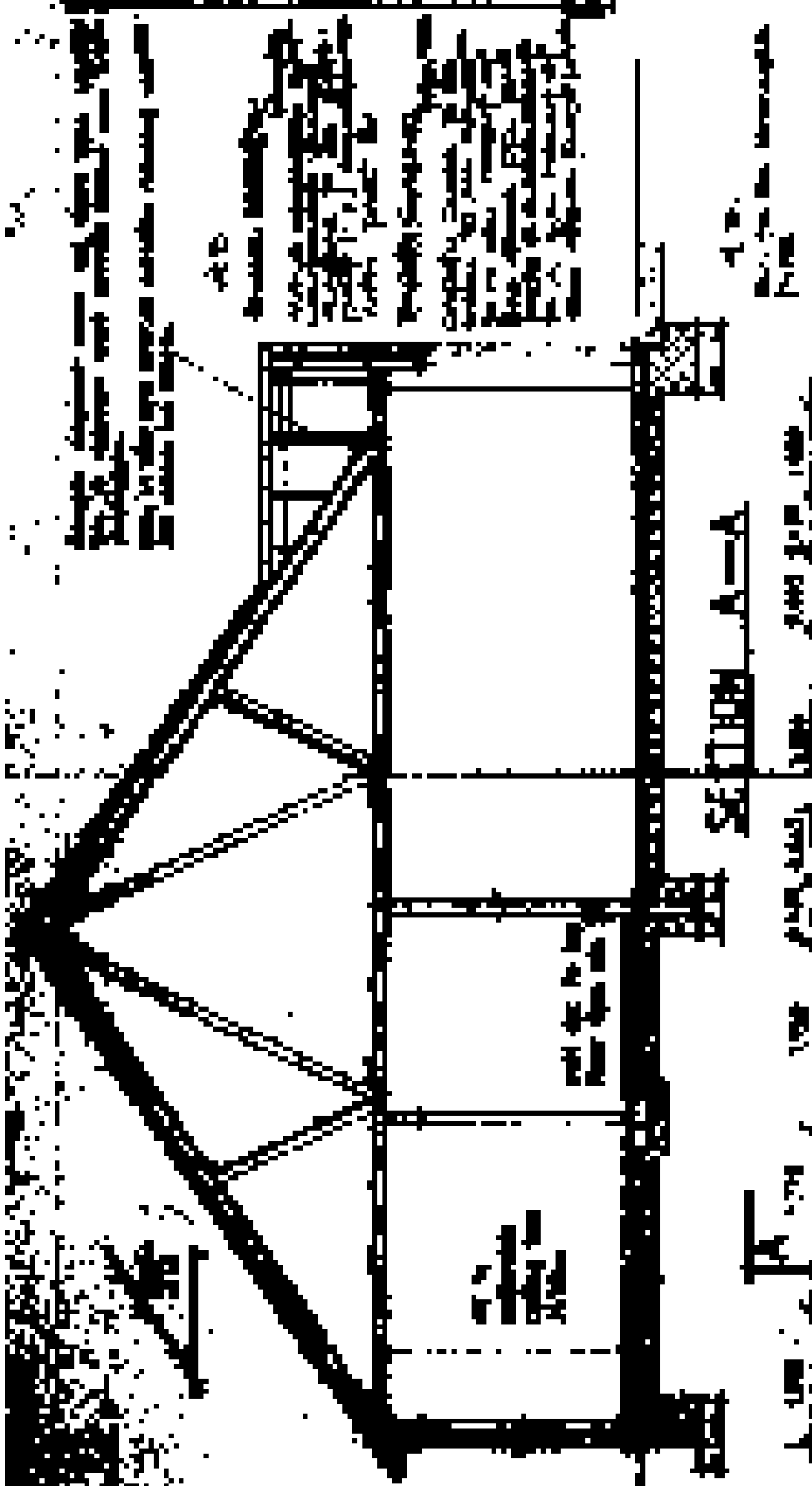
1. Polypropylene Insulation chambers
is a 12mm cover. From protective 20mm thick
cellar around board of I.C. with 50mm pro-
n from cover. Covers to be Grade C - light
frequent covers while I.C.s are in disservice
Grade B - medium duty covers are to be used.

NOTES

1. Plm a 50mm timber
can be roof space.

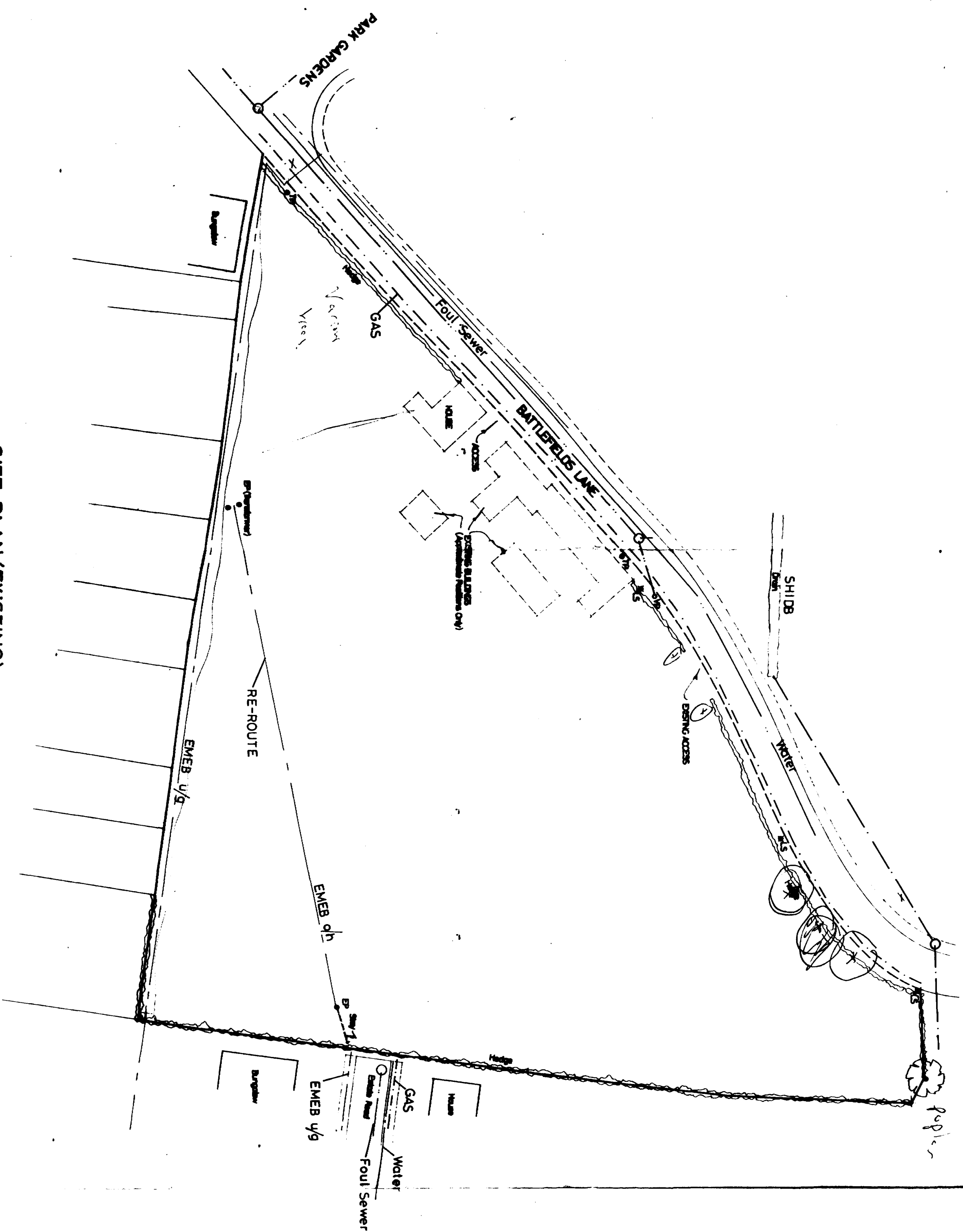
[illegible][illegible]

180 150 120 90 60 30 0	150 100 50 0	DEC '93
	150 100 50 0	DEC '93





LOCATION PLAN.
SCALE: 1/2500.



SITE PLAN (EXISTING)
SCALE: 1/800.

STILE SURVEY

TP - Transportation
 DP - Development
 IS - Information Systems
 PE - Physical Environment

SOUT
PLAIN
05 APR 1994
REF. 033194

G. R. MERCHANT
LEUNG ASSOC. P.W.O.
ARCHITECTURAL, STRUCTURAL
& LAND DEVELOPMENT CONSULTANT
TEL: HOLLAND 3440 8889/8890
PROJECT:
BOUTLEFIELD PARK
BOUTLEFIELD LANE,
HOLLAND
SPRINGING
LINDS.

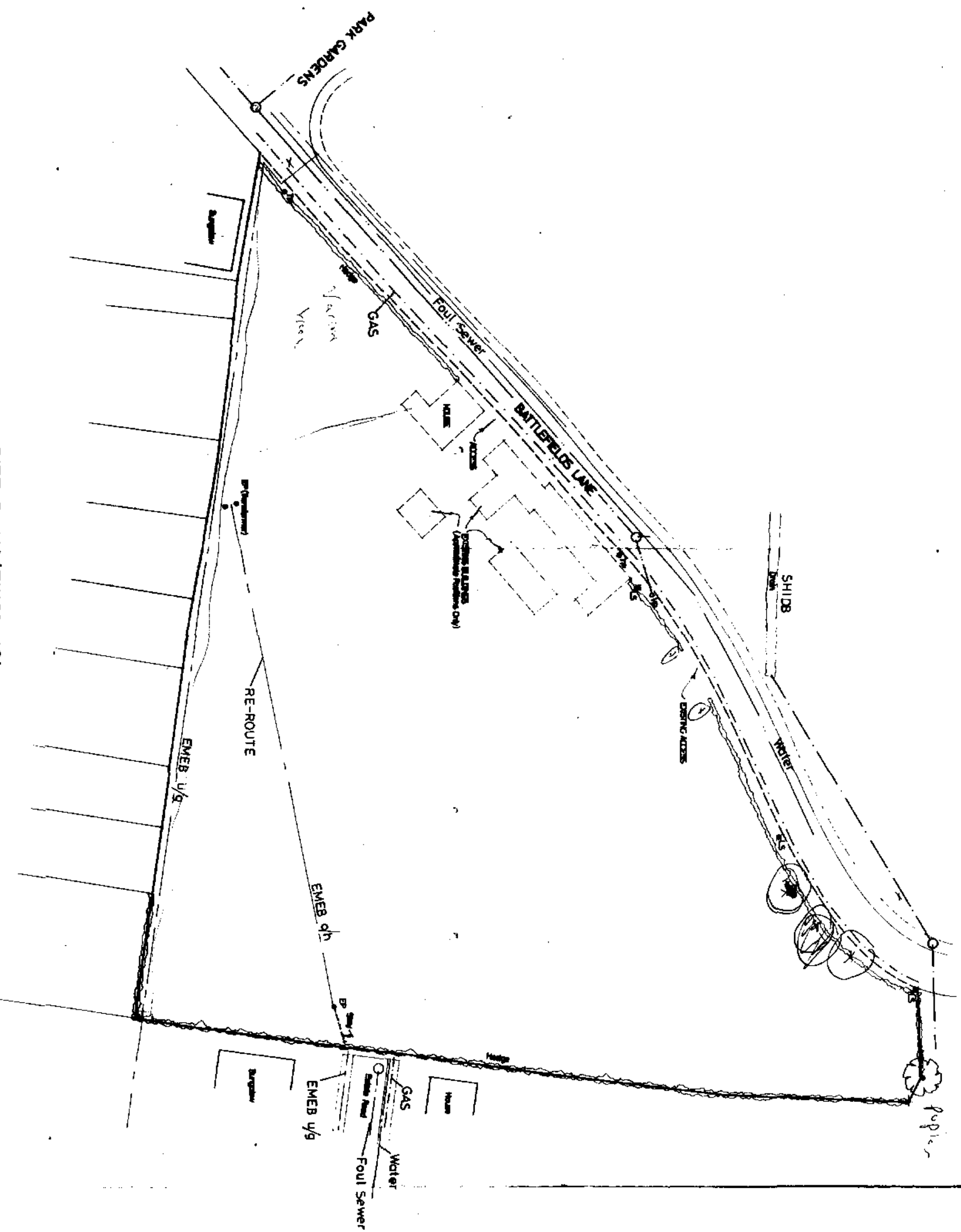
SCALES: AS INDICATED.	DATE: JAN 1966.
--	----------------------------------

2

Drawing No.:
DATE: 1/1



LOCATION PLAN.
SCALE 1/7500.



SITE PLAN (EXISTING)
SCALE 1/1000.

10 - Boundary line
12 - Building line
13 - Lot boundary (from map)
14 - Lot boundary (from map)
15 - Lot boundary (from map)

SITE SURVEY

SOUTH
PLAN
05 APR 1994
REF. 0331.014.

G. R. MERCHANT

LEAD ARCHT. PMO.
ARCHITECTURAL, STRUCTURAL,
& LAND SURVEYING CONSULTANT
TEL: HOLESBEACH (0499) 8888-4444

PROJECT:
BATTLEFIELDS LANE
HOLESBEACH
SANDS
LDCS.

CLIENT:
B.S. & R.B. COLE.

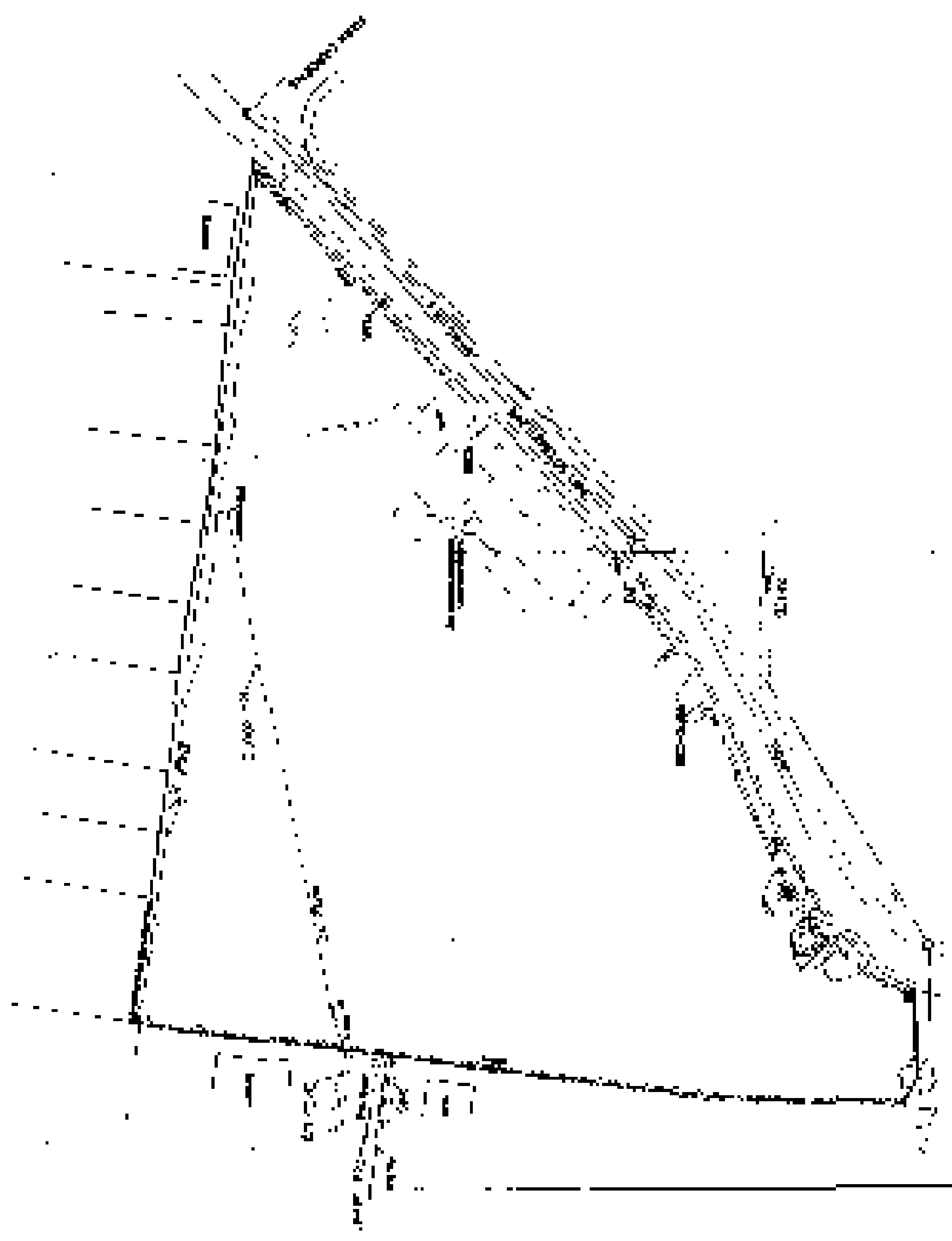
SCALES:
AS INDICATED.

DATE:
JAN 1994.

REVISIONS:
2
Drawing No.:
B.S. & R.B. COLE



LOCATION PLAN
SCALE 1:2000



SITE PLAN (EXISTING)
SCALE 1:500

SITE SUMMARY

1. The site is located in the central part of the city, adjacent to the main road and the beach.

DATE: 10/10/2010
BY: [Signature]

1. The site is located in the central part of the city, adjacent to the main road and the beach.

1. The site is located in the central part of the city, adjacent to the main road and the beach.

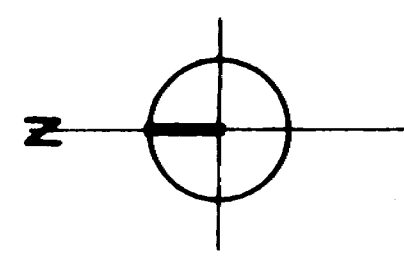
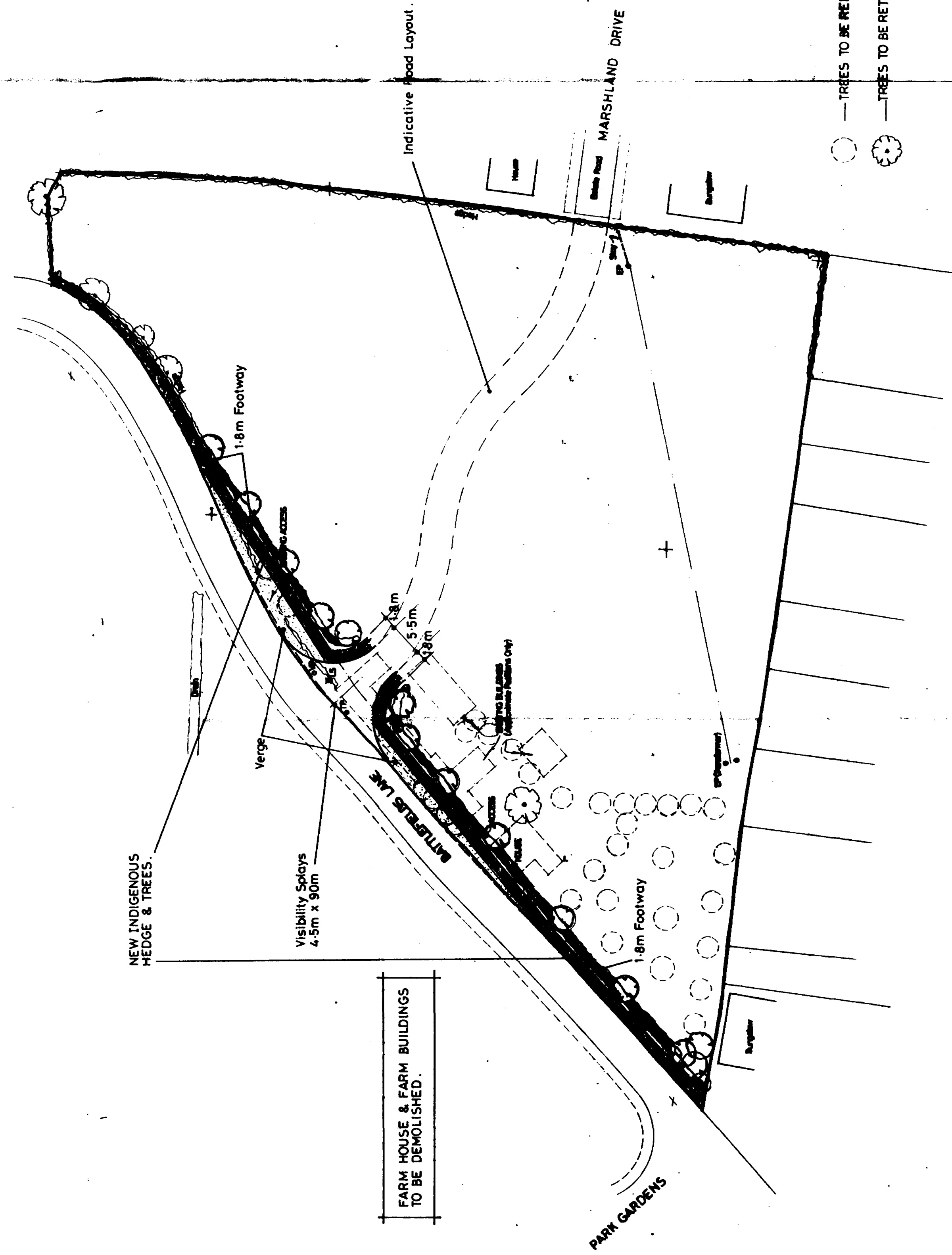
1. The site is located in the central part of the city, adjacent to the main road and the beach.

1. The site is located in the central part of the city, adjacent to the main road and the beach.

1. The site is located in the central part of the city, adjacent to the main road and the beach.



LOCATION PLAN
SCALE: 1/2500



- TREES TO BE REMOVED.
- TREES TO BE RETAINED.

SOUTH HOLLAND D.C.
PLAN DEPT.
73 MAY 1994
REF. M59/0391/044

SITE PLAN
SCALE: 1/500

AMENDED PLAN
Ref.

DETERMINED
PLAN

G. R. MERCHANT
LEUNG ARCH. PWD.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH 0800 0000 000

PROJECT:
BUTTERFIELD PARK
BUTTERFIELD PARK
BUTTERFIELD PARK
BUTTERFIELD PARK

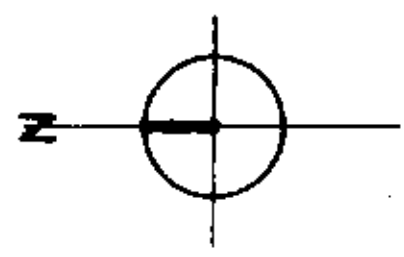
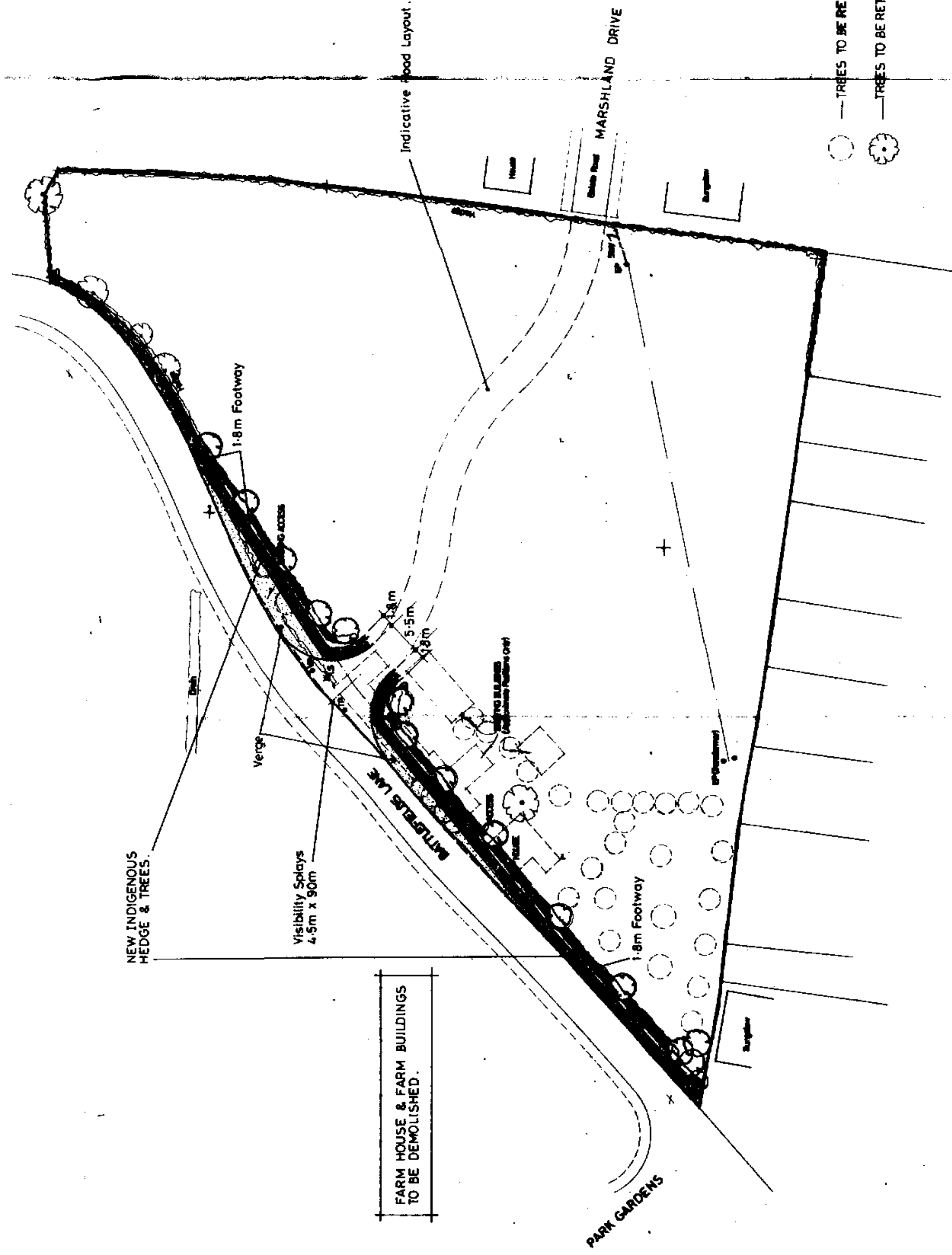
CLIENT:
B.S. & B. COLE.

SCALE: AS INDICATED.
DATE: JAN 1994
DRAWN: [Signature]
CHECKED: [Signature]



LOCATION PLAN

SCALE: 1/2500



- — TREES TO BE REMOVED.
- ⊗ — TREES TO BE RETAINED.

SITE PLAN
SCALE: 1/500

AMENDED PLAN
Ref.

DETERMINED PLAN

G. R. MERCHANT
LAND ARCHITECT, PRACTICE
ARCHITECTURAL, STRUCTURAL
& LAND ENGINEERING CONSULTANTS
TEL: HOLLAND ROAD 11111111

PROJECT: HOLLAND D.C. ROAD
SOUTH HOLLAND D.C. ROAD
SOUTH HOLLAND D.C. ROAD

CLIENT: B.S. & R.B. COLE

SCALE: AS INDICATED.
DATE: JAN 1994
DRAWN BY: R

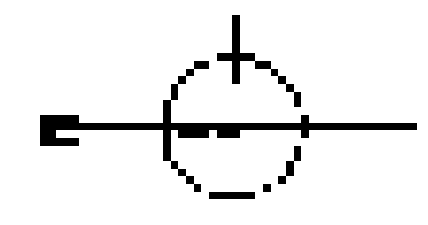
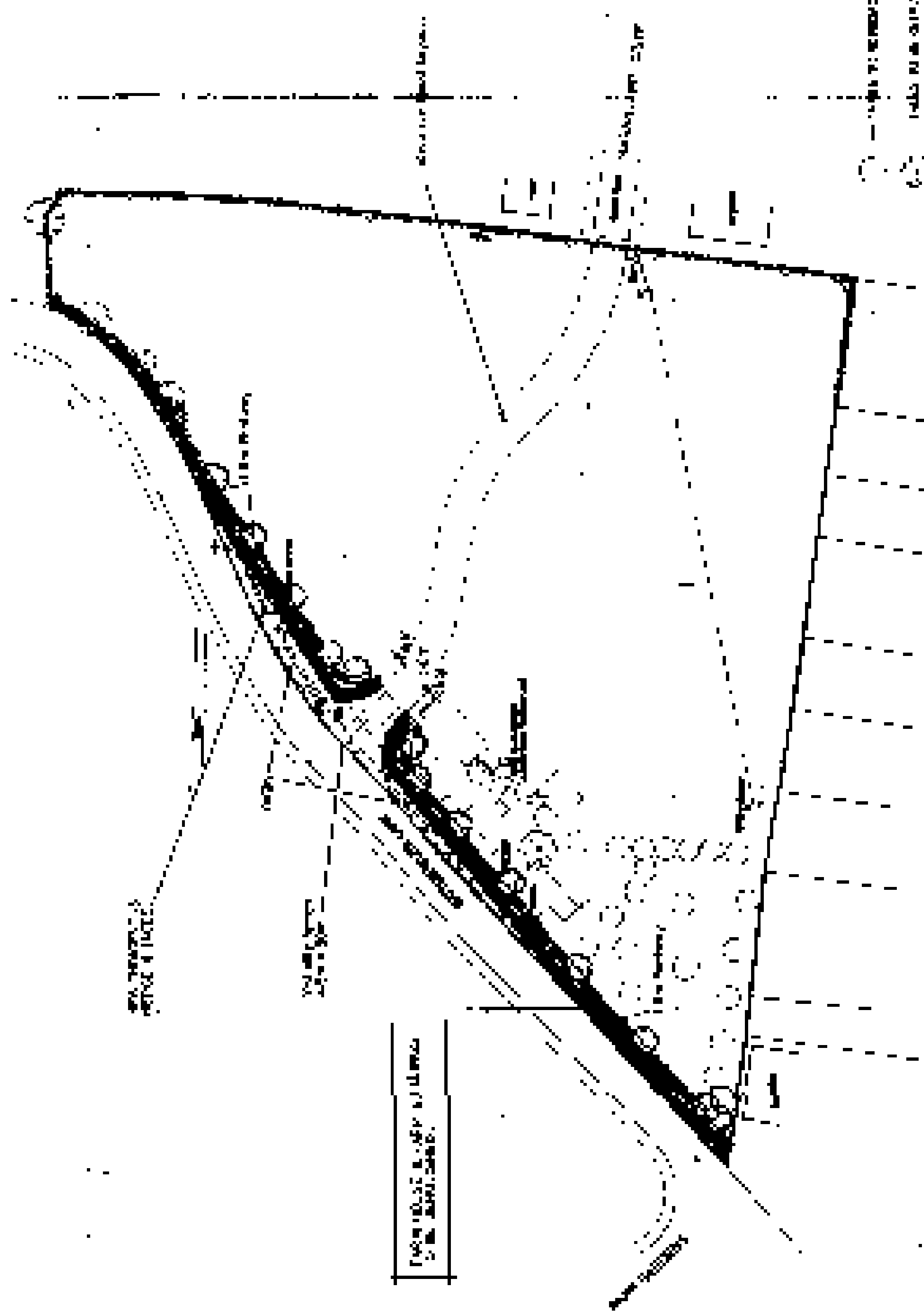
SOUTH HOLLAND D.C.
PLAN DEPT.
23 MAY 1994
REF: H99/0001/04

1. - Proposed
2. - Existing
3. - To be removed
4. - To be retained



LOCATION PLAN

Scale: 1" = 100'



SITE PLAN
Scale: 1" = 100'

PREPARED BY
DATE: 10/1/80
BY: J. J. JONES, JR.

FOR THE
OWNER
J. J. JONES, JR.

APPROVED PLAN
DATE: 10/1/80
BY: J. J. JONES, JR.

DESIGNED FOR
DATE: 10/1/80
BY: J. J. JONES, JR.

OWNER'S NAME
J. J. JONES, JR.

DATE
10/1/80

NO.	DATE	REVISIONS
1	10/1/80	1.0

SIDE ELEVATION

A technical drawing of a rectangular frame with a grid pattern. The frame is composed of a series of vertical and horizontal lines. The left side of the frame is labeled "Case 6". The drawing shows a perspective view of the frame, with the grid lines extending into the distance.

ROOF PLAN

ROOF
PROVIDE
& PROTECT
CONNECT
PROVIDE
VALLEY

11

US VENT.

1. Sinks, baths and showers - 10mm @ concrete, 76 deep seal rep.
2. W.C. - 10mm @ concrete, 76 deep seal rep.
3. Floor - 10mm @ concrete, 76 deep seal rep.
4. Cold water drains - 100 @ 100mm
5. Hot water drains - 100 @ 100mm
6. All drains joined at 1:40 gradient in 100mm diameter pipe.
7. All drains surrounded to existing foul water sewer.
8. 100 @ PVC up to discharge min. 900mm above any window head.
9. Surface water - where section PVC to gutter and down pipe.
10. 100 @ Clayware drains to gutter and rep. 100 @ Clayware drains to gutter and rep.
11. All drains at 1:40 gradient in gutter surrounded to existing foul water sewer.
12. On concrete floor - 100 @ 100mm
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99. On concrete floor - 100 @ 100mm
100. On concrete floor - 100 @ 100mm

SECTION X-X

NOT WATER CYC. INSULATED WITH FOAM
IS FOAM INSULATION. HOT WATER PIPE
INSULATED WITH MATERIAL "A" HAVING
THERMAL CONDUCTIVITY NOT EXCEEDING
0.045 W/MK WITH A THICKNESS EQUAL
TO THE OUTSIDE DIA. OF THE PIPE

THE
 necessary drink systems
 to be had
 of water during of and during
 are of best than system

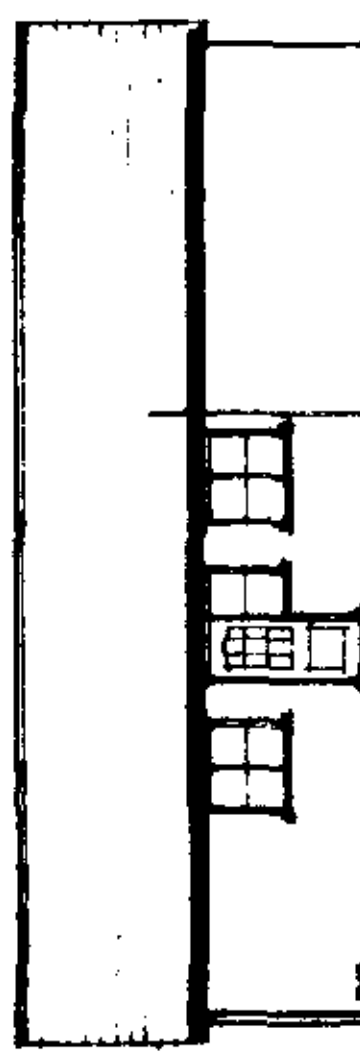
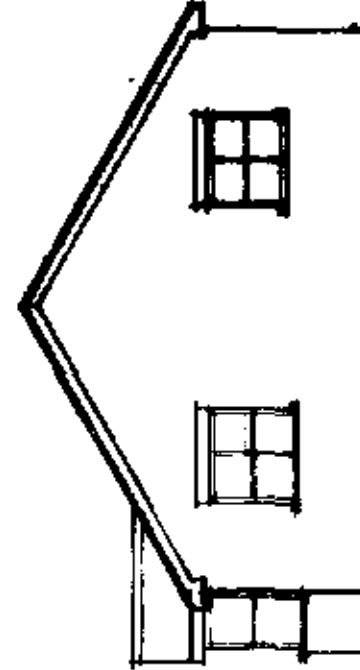
THE
 necessary drink systems
 to be had
 of water during of and during
 are of best than system

AMENDED BY	Ref.
SOUTH HOLLAND DC HOUSING & PLANNING -9 MAY 1996 Ref. 033/94	

DEKSHINE N.G.

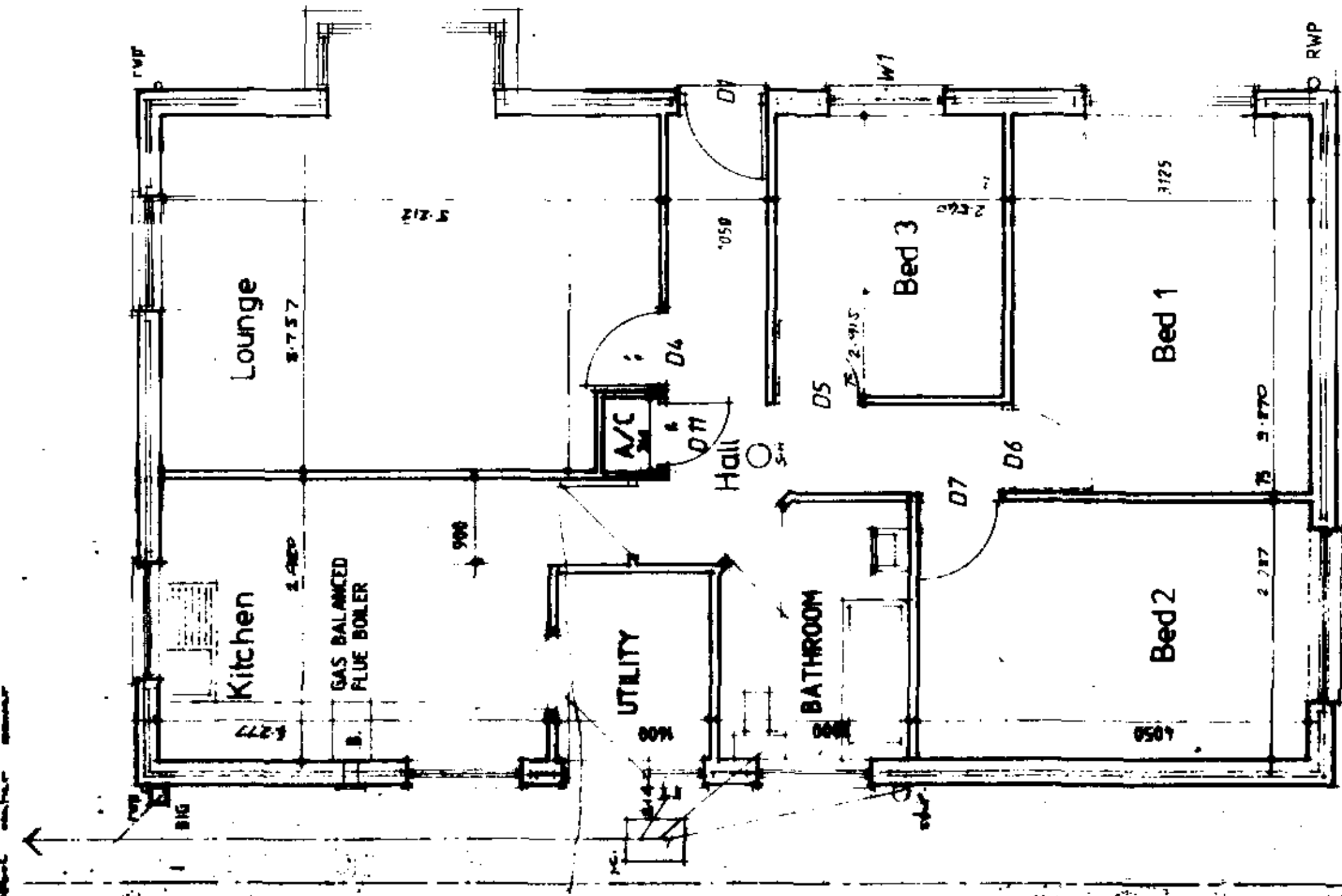
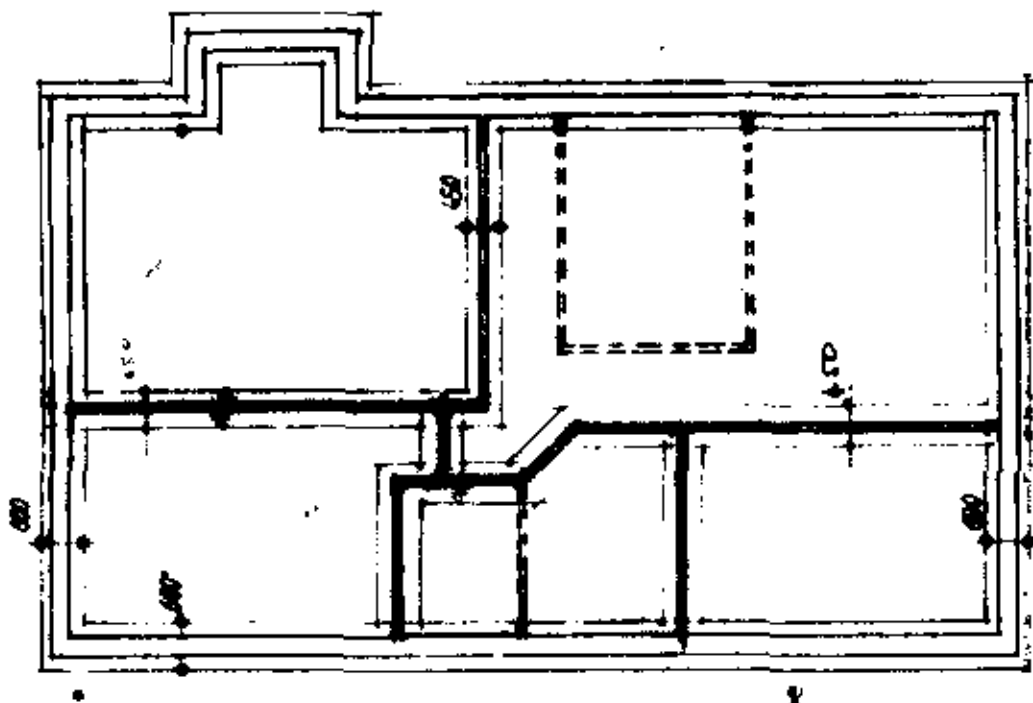
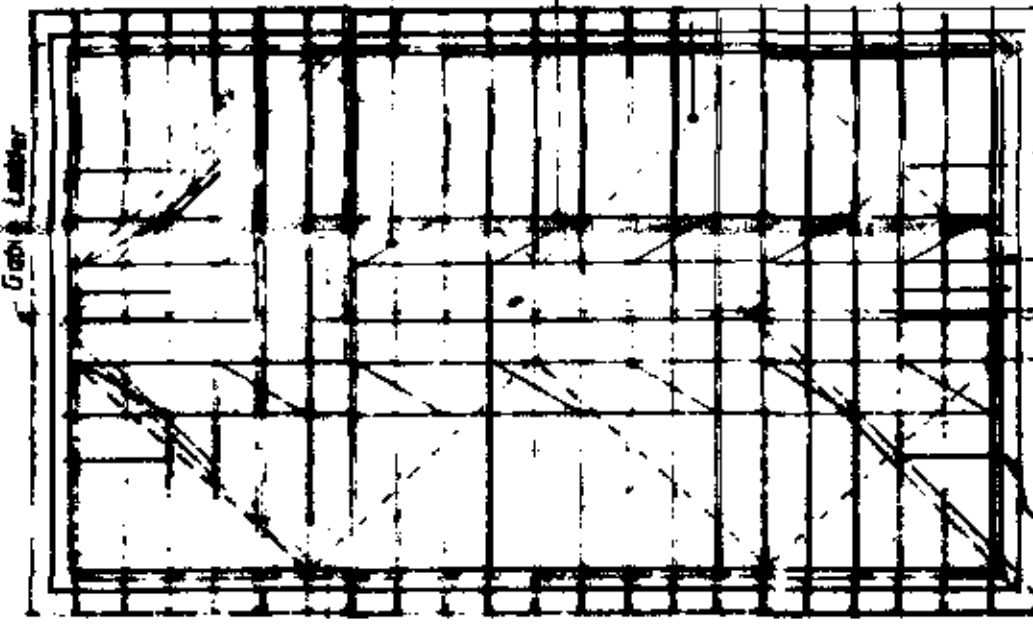
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214

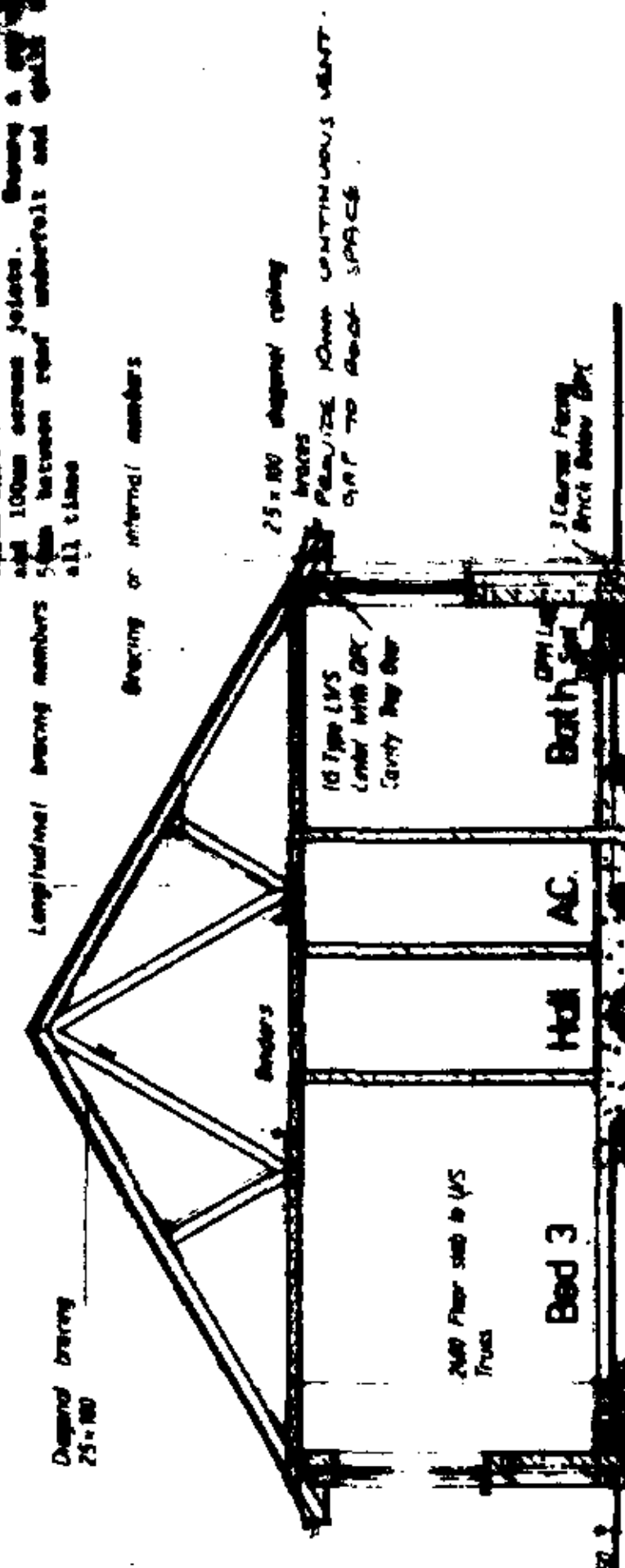


H312EC FRONT ELEVATION

7302
2652
1200
1125



ROOF PLAN



THE
Federal Employment Agency maintains
a list of people doing a good amount
of work for the Government.

THE
Federal Employment Agency maintains a list
of people doing a good amount of work
for the Government.

SECTION X-X

DRAFT# E

Sinks, baths and showers - 10" ø
waste, 7/8" deep seal trap.
Vht. - 4" ø x 6" h x 1/2" C deep seal trap.
Fht. - water drainage - 10" ø Hespeler
flexible jointed at 140° gradient; in
granular surcharge to existing foul water
sewer.

100 g PVC VP to discharge into 90" ø
surface water - square section PVC
sewer and trap. 120" Ø Clayware drainage
at 140° gradient; in granular surcharge to
existing foul water sewer. 100 g PVC VP to
discharge 75" deep pre-stressed concrete
114" ø sewer drains where passing through
wall including mortar; in granular surcharge
to existing foul water sewer. Under building to be
crossed in air 120" concrete.

[illegible][illegible]

12.7 Cypress Duplex plasterboard and gypsum ceiling finish, (includes ceiling board, ceiling joints to other walls in room, board).

JOINTMENT

All windows, glass doors and glass partitions in the building must be replaced with safety glass.

3 layers of 1/2" x 6" x 1/2" glass must be used.

Include 700 x 550 rear access hatch.

ROOF
PROVIDE COMPOUND TRUSS WHERE SHOWN
& PROVIDE HARVEY TRUSS SHOE
CONNECTORS.
PROVIDE SUITABLE REDUCING TRUSSES &
VALLEY LAY BOARDS

new insulation

To roof spaces provide secondary zone thick insulation laid on 100mm between joists and 100mm across joists. During a cold

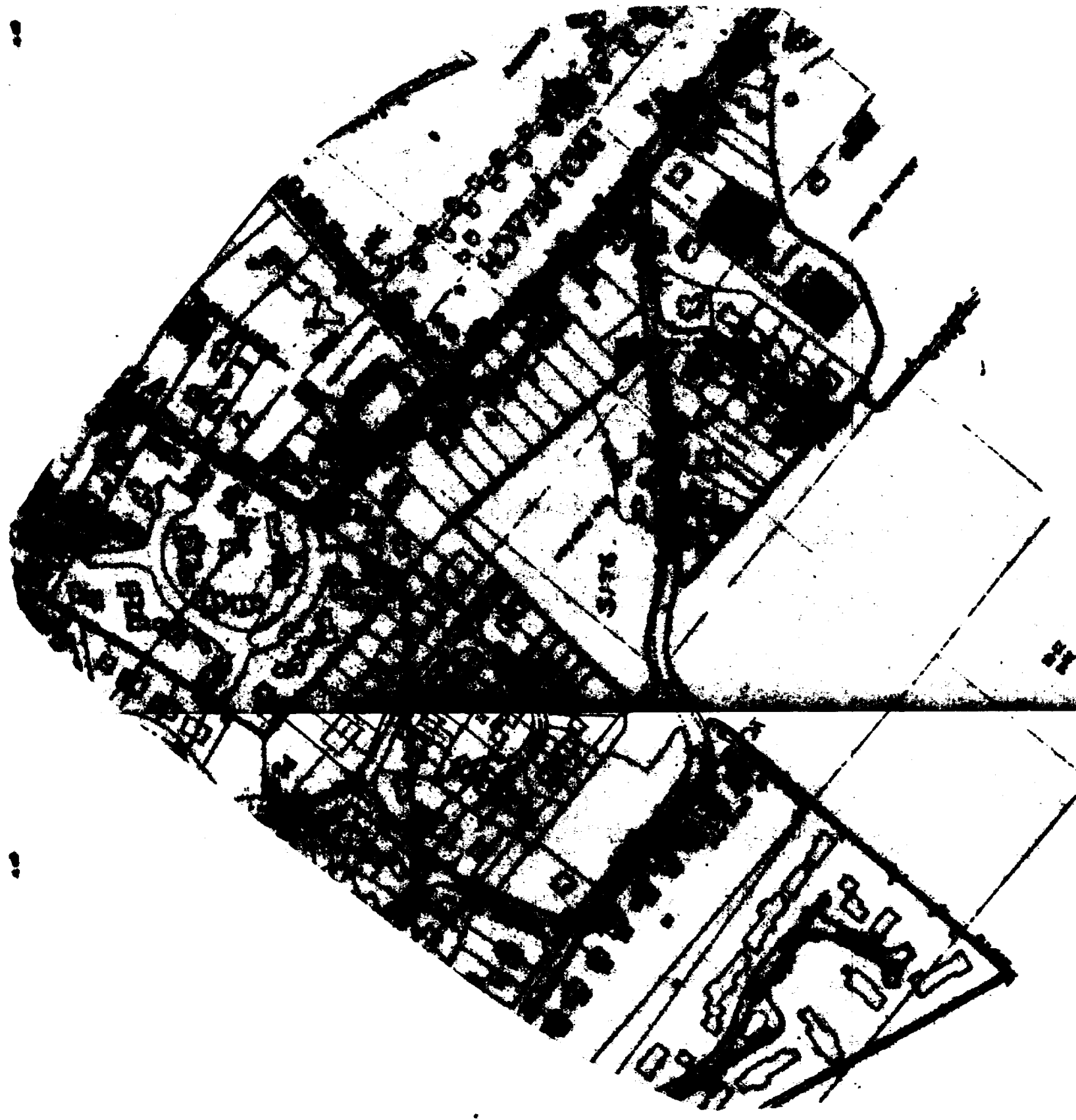
Longitudinal bracing members span between roof undertilt and gable top

AMENDED PLAN

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**DEKSHINE
MODIFIED**

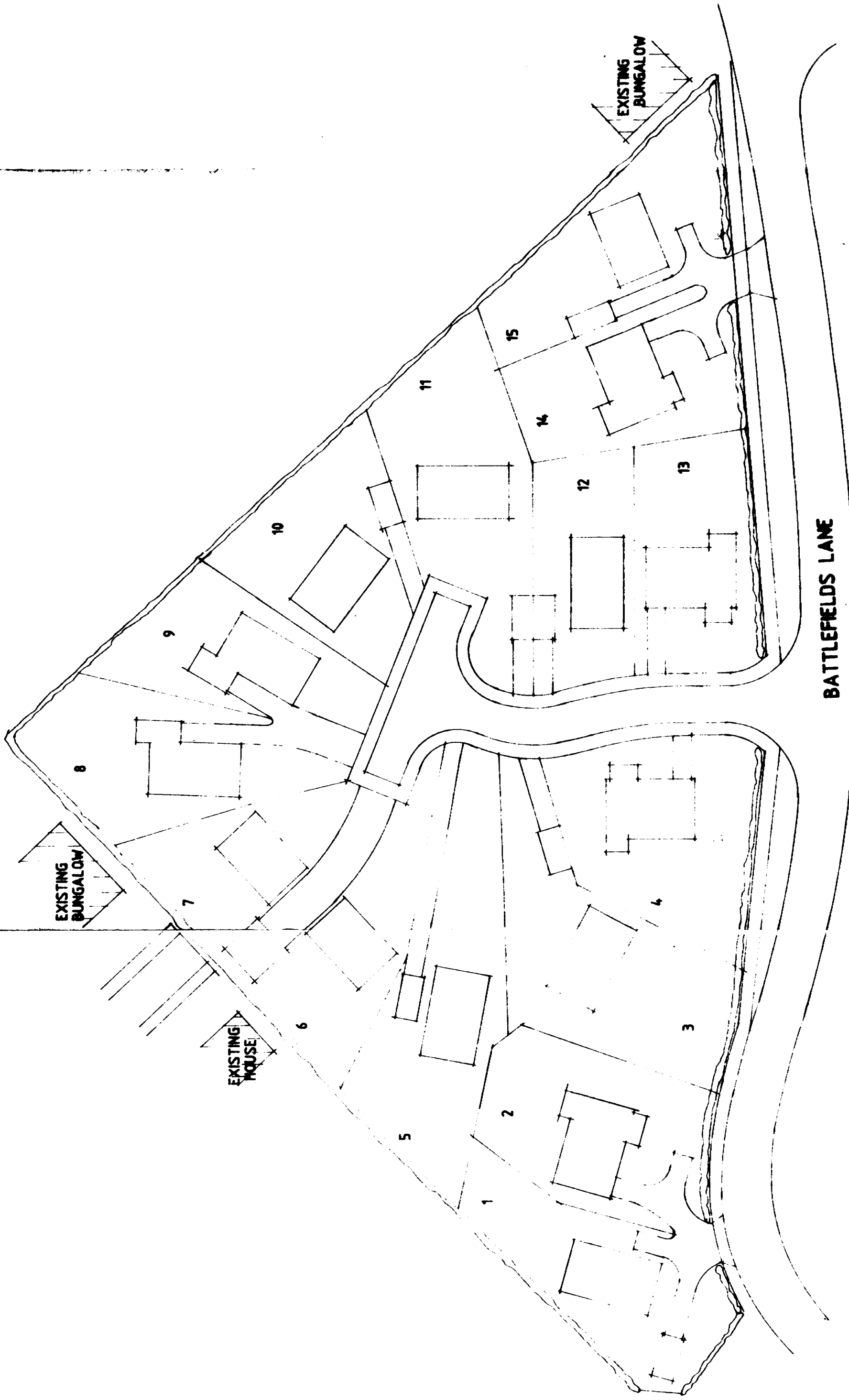
[illegible]



LOCATION PLAN

DWELLING TYPES

- PLOT 1 - BERKSHIRE NG - HANDED
- PLOT 2 - HOLLYHAM
- PLOT 3 - BERKSHIRE HOOPED
- PLOT 4 - HOLLYHAM
- PLOT 5 - BERKSHIRE NG
- PLOT 6 - CUMBERLAND MODIFIED - HANDED
- PLOT 7 - CUMBERLAND MODIFIED
- PLOT 8 - BERKSHIRE - HANDED
- PLOT 9 - BERKSHIRE
- PLOT 10 - BERKSHIRE HOOPED - HANDED
- PLOT 11 - BERKSHIRE HOOPED
- PLOT 12 - BERKSHIRE NG - HANDED
- PLOT 13 - HOLLYHAM
- PLOT 14 - HOLLYHAM - HANDED
- PLOT 15 - CUMBERLAND MODIFIED
- TWIN DOUBLE GARAGE FOR PLOTS 6/7 & 11/12
- STANDARD SINGLE GARAGE FOR PLOT 3, 5, 10, & 15



SITE PLAN

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 MAY 1996
Ref. 0331/94

Stirling
CONSULTANTS IN ARCHITECTURE & PLANNING

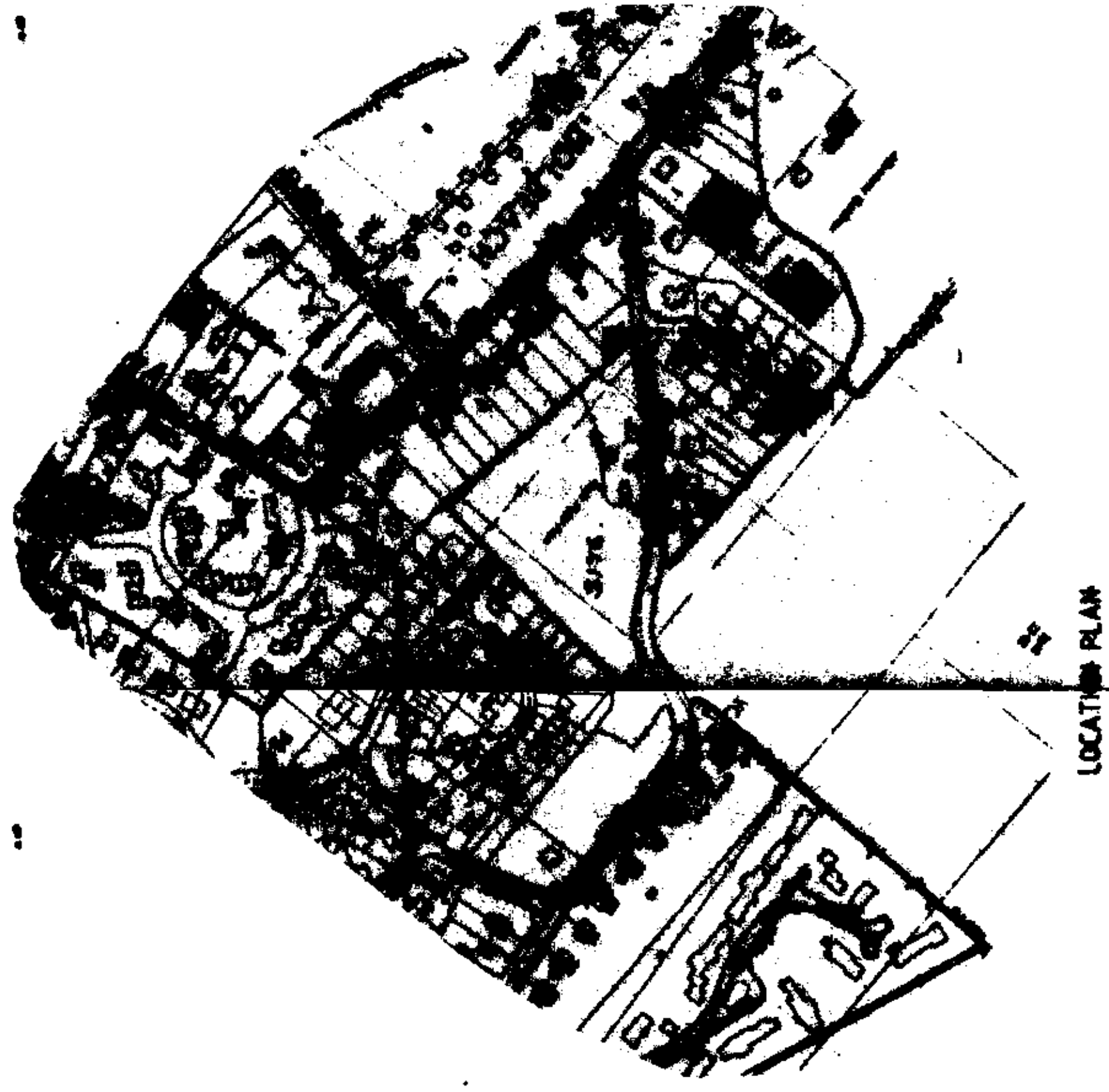
PROPOSED RESIDENTIAL
DEVELOPMENT AT
BATTLEFIELDS LANE, NID
HOLLYHAM

RESERVED OVERLOOKING

1996 12/96

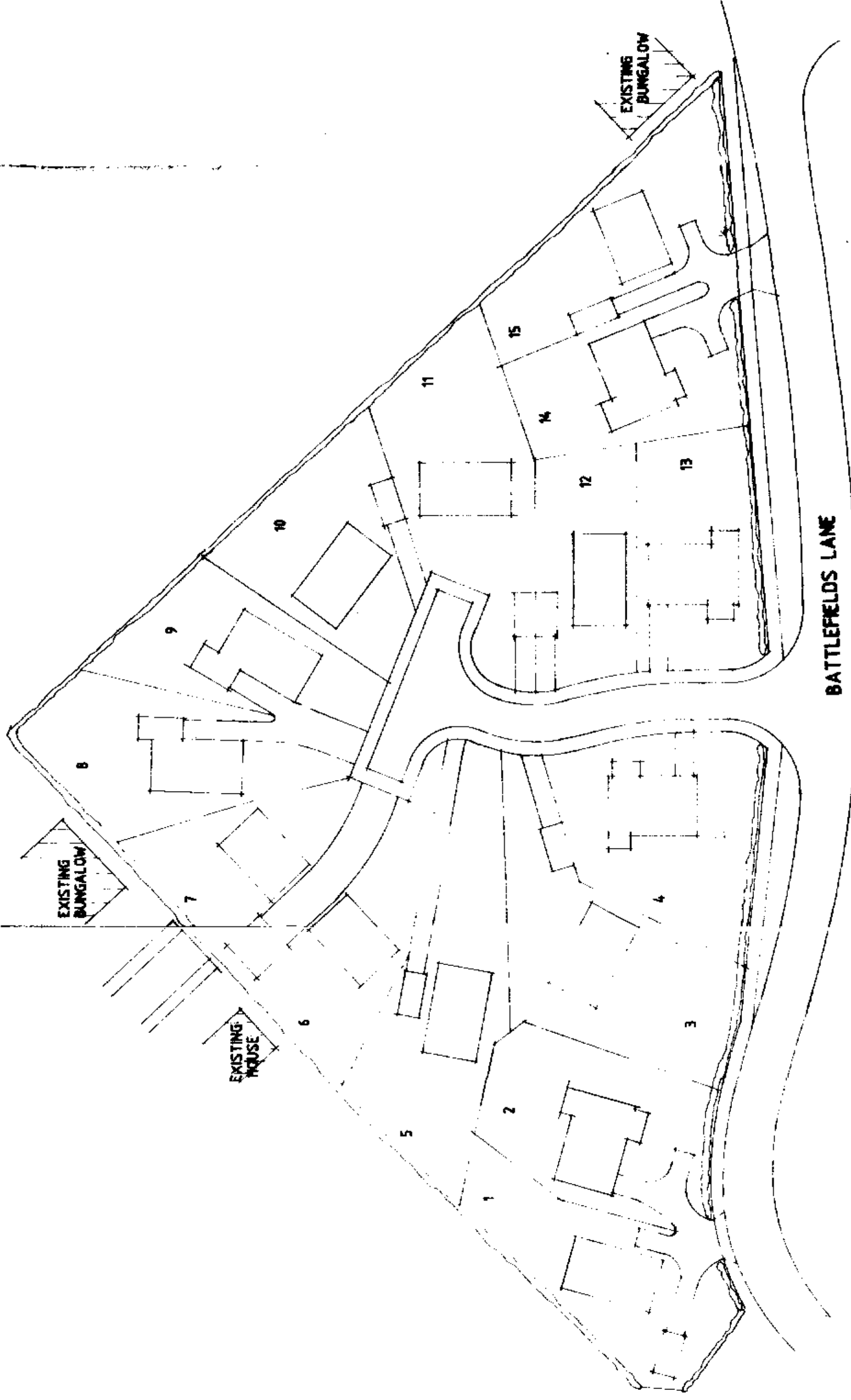
MAY-96

Drawn: [Name]
Checked: [Name]
By: [Name]



DWELLING TYPES

- PLOT 1 - BERKSHIRE NG - HANDED
 - PLOT 2 - HOLLYHAY
 - PLOT 3 - BERKSHIRE MODIFIED
 - PLOT 4 - HOLLYHAY
 - PLOT 5 - BERKSHIRE NG
 - PLOT 6 - CUMBERLAND MODIFIED - HANDED
 - PLOT 7 - CUMBERLAND MODIFIED
 - PLOT 8 - BERKSHIRE - HANDED
 - PLOT 9 - BERKSHIRE
 - PLOT 10 - BERKSHIRE MODIFIED - HANDED
 - PLOT 11 - BERKSHIRE MODIFIED
 - PLOT 12 - BERKSHIRE NG - HANDED
 - PLOT 13 - HOLLYHAY
 - PLOT 14 - HOLLYHAY - HANDED
 - PLOT 15 - CUMBERLAND MODIFIED
- TWIN DOUBLE GARAGE FOR PLOTS 6/7 & 11/12
- STANDARD SINGLE GARAGE FOR PLOT 3, 5, 9, & 15



SITE PLAN

AMENDED PLAN

Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 MAY 1998
Ref: 0331/94

STAINES
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED DEVELOPMENT
SOUTH HOLLAND DC
BATTLEFIELDS LANE, 1998
HOLLYHAY

DESIGNED BY STAINES

1998 1998 1998-9

MAY-98 1998-9

South Holland, 1998-9
1998-9, 1998-9, 1998-9
1998-9, 1998-9, 1998-9

