APPLICATION No. 109/0377/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0377/94 Received:04-AUG-94 Type:OUTLINE

Name: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling including details of siting and access

Location : OS Pt. 1334 & 2854, Roman Bank Holbeach Bank
Spalding Lincs

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

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Details of means of construction of the driveway/turning area.

Reason: The application was submitted in outline only.

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

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

4 Before development is commenced, details of screening (including type, position and height) along the eastern boundary shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be implemented before occupation of the dwelling.

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

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

Reason: In the interests of the amenities of the locality.

5 No trees upon the site which are the subject of Holbeach Bank Tree Preservation Order No. 2, 1991 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.

6 The development shall not be commenced until the trees which are the subject of Holbeach Bank Tree Preservation Order No. 2, 1991, have been fenced off in a manner to be agreed in writing with the Local Planning Authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

Reason: To safeguard the trees during development.

7 That part of the drive within the spread of any tree shown on the plan accompanying the application shall be hand dug and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

8 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

9 Prior to development being commenced on site, all proposed topping, lopping and felling of trees shall be agreed with, and carried out to the satisfaction of the Local Authority. Such work shall be carried out in accordance with good aboricultural practice and to B.S.3998 : 1989.

Reason: To safeguard the continued health of the trees.

10 The existing hedge shown on the plan accompanying the application (drawing no. 771784/1 received by the Local Planning Authority on 20 July 1994) shall be retained at a height less than 1 metre along the site's frontage and no less than 1.5 metres in every other instance. In the event of the existing hedge dying, it shall be replaced within 6 months by the same species. 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 and during that period all losses shall be made good as and when necessary;

SOUTH HOLLAND DISTRICT COUNCIL

the replanting shall be grown to the heights previously specified.

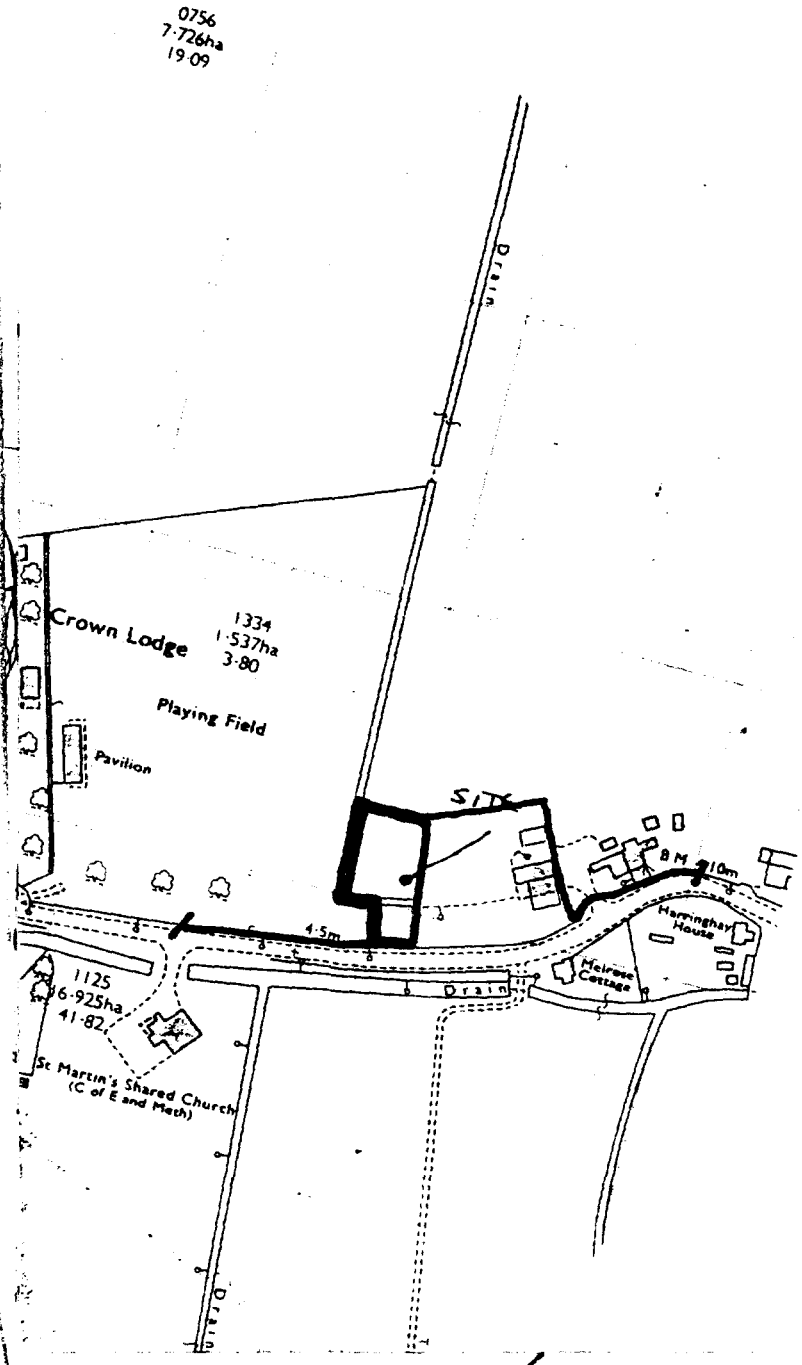
Reason: In the interests of highway safety and also the visual amenity of the street scene.

Director of Planning and Building Control Services
01-SEP-94 H09/0377/94

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

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

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


0756
7·726ha
19·09
Drain
Crown Lodge
1334
1·537ha
3·80
Playing Field
Pavilion
SITE
8 M
10m
4·5m
Hemingbay House
Melrose Cottage
Drain
1125
6·925ha
41·82
St Martin's Shared Church
(C of E and Meth)
Drain

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0377/94

Date Registered 20 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

THE PERSONAL REPRESENTATIVES OF THE LATE MR. R. BARNES AND THE CROWN ESTATE COMMISSIONERS FOR ENGLAND
C/o MESSRS HIX & SON, NO. 28 CHURCH STREET, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7LL

Tel. No. HOLBEACH (0406) 422777

NAME AND ADDRESS OF AGENT

(if form completed by agent)
MESSRS HIX & SON
NO. 28 CHURCH STREET, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7LL

Tel. No. HOLBEACH (0406) 422777
(Personal contact name) R.H. FRISBY ESQ

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. NOS. PT. 1334 AND 2854, ROMAN BANK, HOLBEACH BANK, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF ONE (1) DETACHED DWELLING WITH GARAGE

Please complete I attach

* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00... If you consider no fee is payable include a written explanation instead.

Signed..... Date ..18TH APRIL 1994.... Previous application No.

p.p. THE PERSONAL REPRESENTATIVES OF THE LATE R. BARNES AND THE CROWN ESTATE COMMISSIONERS FOR ENGLAND

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [/] ⬇

Please state Site Area 0.090 (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**	N/A

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	/	If so, how many: ONE (1)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road		
or		
B. There will be a new or altered access to a public road	/ ➡	If so, name of road: ROMAN BANK Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	GARAGE AND DRIVEWAY PARKING	

TREES Please tick one box

A. The proposal does not involve the felling of any trees	/	
B. The proposal does involve the felling of one or more trees	➡	If so, please show details on plans.

DRAINAGE Please complete

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

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [/]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, please give details in Part 6
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, please complete Part 7
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: N/A Consultee(s)
Is this application related to a previous submission?		➡ Application No. N/A

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

p.p. THE PERSONAL REPRESENTATIVES OF THE LATE R. BARNES AND THE CROWN ESTATE COMMISSIONERS FOR ENGLAND

Signed ..... ~~(Applicant~~ / Agent) Date 18TH APRIL 1994

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

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

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

Tenant's Name: MR. D.G.G. WATSON

Address of tenant at which notice was served: HOLDING NO. 82, HOLBEACH BANK, SPALDING, LINCOLNSHIRE

State Date notice served: 18TH APRIL 1994

Signed ..... ~~(Applicant~~ / Agent) Date 18TH APRIL 1994

p.p. THE PERSONAL REPRESENTATIVES OF THE LATE R. BARNES AND THE CROWN ESTATE COMMISSIONERS FOR ENGLAND

ADMIN RECORD SHEET

Initial

Submitted Fee £ 140.

Receipt No P4185

Date first Rec'd 20 APR 1994

Registration

Reference H09/0377/94

Cross-Ref

Date 21/4/94

Validation

TYPE OUTLINE

Site area 0.09
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 £140.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 116 OS Plots
Grid ref 535220 327330

Ward 9 Parish HOLBEACH

Inside IBD YES Inside LP area NO
partly

Linked to site Ref 2052

Linked to property Ref

Constraints:

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

Hazards –

Dist Bound ☐
Other:

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath ☐
TPO Tree Pres 4
HAZ Site ☐
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps 189/88
469/88

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

DC INSTRUCTION SHEET

APPLICATION H09/0377/94

Directions

Art 7 ☑ RM checklist — Siting and means of access should be included as part of the application & copies of a suitably scaled block plan ~~should~~ are also required indicating which of the frontage hedges (which are the subject of a TPO) are to be retained & removed (if any)

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required	✓			✓	

DMC 4/5.

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date...9/8/94

Revalidation after Direction

Information satisfactory Signed...DMC 8/8. Date...~~2/12/94~~

Valid date:

Amended description: Erection of dwelling (including details of siting and access) ✓ done 25/11

Superseded plans indicated ☐

~~Unsatisfactory~~ DMC 1/8

Further direction:

Signed.....

Senior Off.....

Precise details: Please outline the site in red on the enclosed 1:2500 and 1:200 plan and return.

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☒ Now ☐ All

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer: DAVID TONEY

Senior Officer Confirmed ..... Date...~~9/8/94~~ 8/8/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : No trees + frontage hedging along
Neighbours :
Boundaries : front part of site.
Site Features : Drain in centre.
Agricultural land at rear. Hawthorn hedge
on western boundary. Narrow lane.
Bungalow to E.

Inspected by DME
Date 4/5. DM 28/7

Site Notice posted by DMC DM
Date
Expiry 4/5 28/7.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions 24/8.

Majority of site within IBD.
Dwelling has to be positioned further back on plot if trees are to be retained (as positioned shown on submitted plan).
No material change in circumstance since approval of previous application (184/88).
Neighbours not materially affected subject to satisfactory design / screening.

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 MK Date 24/8.

Notes:

~~Disabled~~
~~Prev conditions~~
~~Amended plans -~~
~~Dwg no:~~
~~Received:~~

CONDITIONS/~~REASONS~~:

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

SC8 1) Detailed drawings to a scale of not less than 1:100 showing the ~~siting,~~ design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;

2) ~~the~~ Details of means of construction of the driveway/turning area.

Reason: The application was submitted in outline only.

(3) → B22 Reason B21,

(3) SC4 Before development is commenced, details of screening (including type, position and height) along the eastern boundary shall be submitted to and approved by the LPA. Such a scheme as may be approved shall be implemented before occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

5 (4) SC28 ... No trees upon the site which are ~~the~~ subject of Holbeach Bank Tree Preservation Order No 2, 1991 shall ...

6 (5) The development shall not be commenced until the trees which are the ~~subject of Holbeach Bank Tree Preservation Order No 2, 1991, have shown on the approved plan, has~~ been fenced off in a SC3 manner to be agreed in writing with the local planning authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

Reason: To safeguard the trees during development.

(6) ~~That part of~~ That part of the drive within the spread of any tree shown on the plan accompanying the application shall be hand dug and care taken not to damage any SC5 tree roots whatsoever.

PTO.

Condition monitoring:

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

Works/use limited

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

Reason: To safeguard the trees during development.

8(7) SC74 Reason standard

9(8) Prior to development being commenced on site, all proposed topping, lopping and felling of trees shall be agreed with, and carried out to the satisfaction of the Local Authority. Such work shall be carried out in accordance with good aboricultural practise and to ~~BS3998:1966~~ 'Recommendations for Tree Work' BS3998:1989

SCD

Reason: To safeguard the continued health of the trees.

10(9) The existing hedge shown on the plan accompanying the application (drg n° 7717841 rec'd by the LPA on 20/7/94) shall be retained at a height less than 1m along the site's frontage a ~~[illegible]~~ no less than 1.5 metres in every other instance. ~~[illegible]~~

SCE

in the event of the existing hedge dying, it shall be replaced within 6 months by the same species. **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 and during that period all losses shall be made good as and when necessary; the ~~hedge shall~~** replanting sh **be ~~grown to the heights [illegible]~~** previously specified.

Reason: In the interests of highway safety and also **the visual amenity of the street scene.**

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0377/94 Received:04-AUG-94 Type:OUTLINE

Name: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
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Location : OS Pt. 1334 & 2854, Roman Bank Holbeach Bank
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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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the replanting shall be grown to the heights previously specified.

Reason: In the interests of highway safety and also the visual amenity of the street scene.

26-AUG-94

AD check...3/8.....

Authorised to issue (inc Delegation).....3/8.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0377/94

OUTLINE

Applicant: Reps: Late Mr R Barnes and
Tel: 0406 422777

Agent: Messrs Hix & Son
0406 422777 R H Frisby

Description: Erection of dwelling including details of siting and access

Location: OS Pt. 1334 & 2854, Roman Bank
Holbeach Bank
Spalding
Lincs

Valid date: ~~20-JUL-94~~ 04-AUG-94
Terminal date: ~~14-SEP-94~~ 29-SEP-94
Target dates:
To case officer 27-JUL-94
Inspected by 03-AUG-94
Extra contacts 10-AUG-94
Report if not clear by 24-AUG-94
Target Committee: ~~13-SEP-94~~ 13-SEP-94
Report deadline: 30-AUG-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	28-JUL-94	18-AUG-94	✓
Diane Fairchild	27-JUL-94	10-AUG-94	NOTIFIED OF FURTHER INFORMATION RECEIVED
Clerk to Holbeach PC 0406 26739	27-JUL-94	10-AUG-94	
Cllr J R Pearl 0406 32 207	27-JUL-94	03-AUG-94	

SITE RECORD

Grid ref: 535220 327320
OS Sheet: 116 Parcel:

LCC — Cons Attached Jo S 28/7/94

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0377/94

OUTLINE

Applicant: Reps: Late Mr R Barnes and
Tel: 0406 422777

Agent: Messrs Hix & Son
0406 422777 R H Frisby

Description: Erect one detached dwelling with garage

Location: OS Part 1334 & 2854
Roman Bank
Holbeach Bank
Spalding

Valid date: ~~20-JUL-94~~ ~~25-APR-94~~
Terminal date: ~~14-SEP-94~~ ~~20-JUN-94~~
Target dates:
To case officer 02-MAY-94
Inspected by 09-MAY-94
Extra contacts 16-MAY-94
Report if not clear by 30-MAY-94
Target Committee: ~~07-JUN-94~~ 13-SEPT-94
Report deadline: 24-MAY-94
Agreed TD Ext:
Case Officer: D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Miss D Fairchild, Local Plans Section	28-APR-94	19-MAY-94
Site/Press Advert MIN (4 MAY)	~~28-APR~~-94	~~19~~-MAY-94
Clerk to Holbeach PC 0406 26739	28-APR-94	12-MAY-94
Cllr J R Pearl 0406 32 207	28-APR-94	05-MAY-94

SITE RECORD

Grid ref: 535220 327320
OS Sheet: 116 Parcel:

C.C.C

plan taken CB 21/7/94

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

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

SOUTH HOLLAND DISTRICT COUNCIL

FURTHER INF...

Application no: H09/0377/94

Applicant: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling including details of siting and access

Location: OS Pt. 1334 & 2854, Roman Bank Holbeach Bank
Spalding Lincs

Type: OUTLINE

Date received: 20-JUL-94

27-JUL-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 10-AUG-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1994
File Nos.
...owledge YES/NO
by
date

Signed: P J Capes

30/7/94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0377/94

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

Roman Bank, Horbeach Bank

3. Name, classification and number of road

III

4. Date application referred 21-7-94

5. State whether outline, detailed application etc.

OL.

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

One Dwelling

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: 28-7-94 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) B22.

(2) B17 Before ---- hedge shall, for the whole site frontage, be lowered ---- 0'6m

Delete as appropriate

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

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

(1) B21

(2) B4

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

Application No: H09/0377/94

Applicant: Reps: Late Mr R Barnes &
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

Description: Erection of dwelling including details of siting and access

Location: OS Part 1334 and 2854, Roman Bank, Holbeach Bank

Type: Outline

Trees subject of Holbeach Bank Tree Preservation Order No. 2, 1991

T1 - Walnut

Spread approximately 5.4 metres
6.0 metres
6.2 metres
4.6 metres

Estimate over dyke 5.6 metres

Construction workers must be very careful that no branches are damaged when building works take place, as Walnuts bleed sap if wounded, and if not stemmed this can kill the tree. If pruning has to be undertaken it must be carried out when the tree is in full leaf. The tree should be fenced around during building works, with a chestnut palisade to prevent soil compaction around roots and branches being damaged during works, this is essential. Drainage and other utility services must not pass under the canopy where trenches will cause damage to tree roots. Please note that this tree appears to be comparatively young, and has plenty of scope to grow much larger. The proposed dwelling is, therefore, rather near to the tree; approximately 8.8 metres from the trunk of the tree. That is approximately 2.6 metres from the canopy edge as drawn on the plan supplied, dated July 1994.

Walnuts are moderate water demand trees, which the NHBC standards state can grow to 18 metres in height when mature.

The NHBC standards state that for high shrinkage soils at 8 metres from the base of the tree - the foundation depth would need to be 1.52 metres.

A piece of chain should be removed from a bough of the Walnut.

T2 - Ash

On the frontage of the site. A young Ash tree with great potential to grow. It should be fenced with a Chestnut palisade to help prevent damage to canopy or roots. No service trenching should pass under its canopy.

T3 - Wild Plum

Spread approximately 6.5 metres
3.7 metres

This tree would need trimming to open an access point to the site. this must be carried out to BS 3998, 1989, directly after flowering in May or June. this tree requires some protection during construction works. Care must be taken of roots when the drive is made. The drive should be made of a permeable substance. Any foundations /edging would require to be laid by hand.

No service trenching should pass under its canopy.

There is approximately 5.5 metres between the trunks of T3 and T4.

T4 - Horsechestnut

Spread approximately 5.2 metres upper canopy
4.4 metres lower canopy.

This tree is not mature (c. 25 years old), at its present size it would need trimming/crown lifting to open an access point to the site. This must be carried out to BS 3998, 1989. this tree requires some protection during construction works.

Care must be taken of roots when the drive is made. This should be made of a permeable substance. Any foundations/edging would require to be laid by hand.

No service trenching should pass under its canopy.

T5 - Ash

Twin trunked Ash (not mature). Should be fenced with Chestnut palisade to prevent damage to roots or canopy.

No service trenching should pass under its canopy.

T6 - Ash

Small Ash tree(s) within hedgerow (saplings). These should be protected during building works.

No service trenching should pass under their canopies.

In Conclusion

The trees on this site are immature, except perhaps for the Wild Plum.

1 They will therefore grow across the entrance of the site. If planning permission is granted they will have to be trimmed/crown lifted. (Must be done by a qualified tree surgeon - BS 3998, 1939) and an application made.

2 Chestnut palisade around trees - essential.

3 Must not allow machinery to work under canopies, compacts soil.

4 House could be moved further back from Walnut, as only 2.6 metres from canopy edge and the tree will grow.

5 All materials should be stored away from trees, even though there may be a temptation to hide them under the trees.

6 Service trenches must not pass under tree canopies, as can cause damage to tree roots, when excavation takes place.

7 Any essential excavation near trees must be carried out by hand.

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

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0377/94

Applicant: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling including details of siting and access

SOUTH HOLLAND D.C.
PLAN DEPT
04 AUG 1994
REF Valid

Location: OS Pt. 1334 & 2854, Roman Bank
Holbeach Bank
Spalding
Lincs

Type: OUTLINE

Date received: 20-APR-94

01-AUG-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:
Please outline the site in red on the enclosed 1:2500 and 1:200 plan and return.

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

If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

Principal Planning Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0377/94

Applicant: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erect one detached dwelling with garage

SOUTH HOLLAND D.C.
PLAN DEPT
20 APR 1994
REF VALID

Location: OS Part 1334 & 2854
Roman Bank
Holbeach Bank
Spalding

Type: OUTLINE

Date received: 20-APR-94

10-MAY-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:
Siting and means of access should be included as part of the application. Four copies of a suitably scaled block plan are also required indicating which of the frontage trees (which are the subject of a Tree Preservation Order) are to be retained or removed (if any).

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

If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

Principal Planning Officer

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 422777
FAX. HOLBEACH (0406) 426142

Our Ref: RHF/5063/MET Date 19th July, 1994 Your Ref: H09/0377/94

B. Smith, Esq.,
The District Planning Officer,
The South Holland District Council,
Council Offices,
Priory Road
SPALDING,
Lincolnshire, PE11 2XE

Dear Mr. Smith,

Application for Outline Planning Permission
Proposed Dwellinghouse and Garage, Roman Bank, HOLBEACH BANK, Nr. Spalding
The Personal Representatives of The Late R. Barnes and
The Crown Estate Commissioners

Further to your letter of the 10th May we now enclose herewith as requested four (4) copies of the plan showing a proposed siting and means of access for the above property. It is not proposed, at this stage, that any of the trees subject to Tree Preservation Orders will be removed. Should you require any further information please contact our Mr. Frisby who is dealing with the matter.

Yours sincerely,

SOUTH HOLLAND D.C.
1994

A FIMBRA MEMBER

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PAP/377/94/FES **Your Ref.** **Date** 11 May 1994

Dear Sirs,

OUTLINE PLANNING APPLICATION - THE PERSONAL REPRESENTATIVES OF THE LATE R. BARNES AND THE CROWN ESTATE COMMISSIONERS FOR ENGLAND DWELLING AT ROMAN BANK, HOLBEACH BANK.

Thank you for the site plan of your above clients proposed development regarding which I have the following comments.

No Boards watercourse adjoins the site which inspection reveals to be substantially below the level of the unkerbed fronting highway. The dyke crossing the site and forming the Southern and Western boundary is privately owned and discharges to the Boards Peartree Drain some 400 metres to the North. Whilst I have no evidence to suggest that the dyke extended further to the East than its present extent, I would advise that pipes be installed should filling be undertaken to ensure the drainage of adjoining property is not embarrassed. In the event that filling adjoining the playing field is considered the appropriate neighbour consent must be obtained.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that appropriate steps are taken to prevent embarrassment due to surface water run-off.

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

Yours faithfully,

JJ Elsey

ENGINEER TO THE BOARD

Hix and Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAY 1994
Attention of
DPO NGM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0377/94

Applicant: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erect one detached dwelling with garage

Location: OS Part 1334 & 2854 Roman Bank
Holbeach Bank Spalding

Type: OUTLINE

Date received: 25-APR-94

28-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 12-MAY-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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:

S.H.D.C. PLANNING DEPT.
RECEIVED
13MAY 1994 DG

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

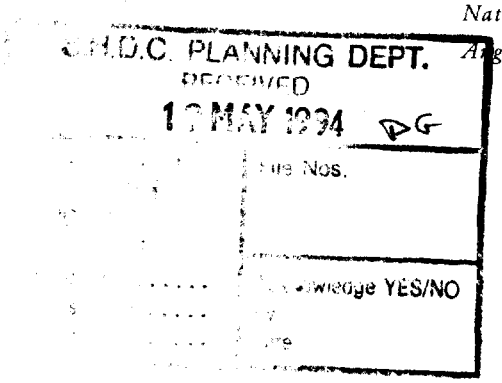
NRA

National Rivers Authority
Anglian Region

Our ref: GT/94/1/SH/0126

Contact: Gill Thornalley

10 May 1994



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

Dear Sir

PLANNING APPLICATION NO. H09/0377/94
PROPOSAL: ERECTION OF ONE DETACHED DWELLING WITH GARAGE
LOCATION: OS NO. 1334 & 2854, ROMAN BANK, HOLBEACH
APPLICANT: C/O MESSRS HIX & SON

I refer to your consultation received on 29 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: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

Cont/d

Printed on Recycled Paper

GRAINGER DAVIES Regional General Manager

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

NRA

REASON: To prevent pollution of the water environment.

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

REASON: To prevent pollution of the water environment.

Advice to Applicant

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

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

The applicant must ensure that there is no discharge of effluent from the site to any watercourse or surface water drain or sewer.

Cont/d

NRA

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

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

Yours faithfully

MERVYN PETTIFOR
Planning Manager

JD

cc Messrs Hix & Son, 28 Church Street, Holbeach, SPALDING, Lincolnshire, PE12 7LL

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0377/94

Applicant: Reps: Late Mr R Barnes and
Crown Estate Commissioners
c/o Messrs Hix & Son
28 Church Street, Holbeach
Spalding, Lincs, PE12 7LL

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erect one detached dwelling with garage

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

Location: OS Part 1334 & 2854
Roman Bank
Holbeach Bank
Spalding

Type: OUTLINE

Date received: 20-APR-94

21-APR-94

Dear Sir/Madam

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

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

If you wish means of access to be included as part of the application please provide four copies of a block plan to a suitable scale to show this. - not at this stage

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

Yours faithfully

Principal Administrative Officer

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

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

HIX & SON
Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 422777
FAX. HOLBEACH (0406) 426142

Our Ref: RHF/5063/SEC Date 18th April 1994 Your Ref:

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF. 0377/94

Dear Mr. Smith

Application for Outline Planning Permission
Proposed Dwellinghouse and Garage,
Roman Bank, HOLBEACH BANK, Nr. Spalding
The Personal Representatives of The Late R. Barnes
and The Crown Estate Commissioners for England

We enclose herewith completed application forms and plans on behalf of our above clients together with a cheque value

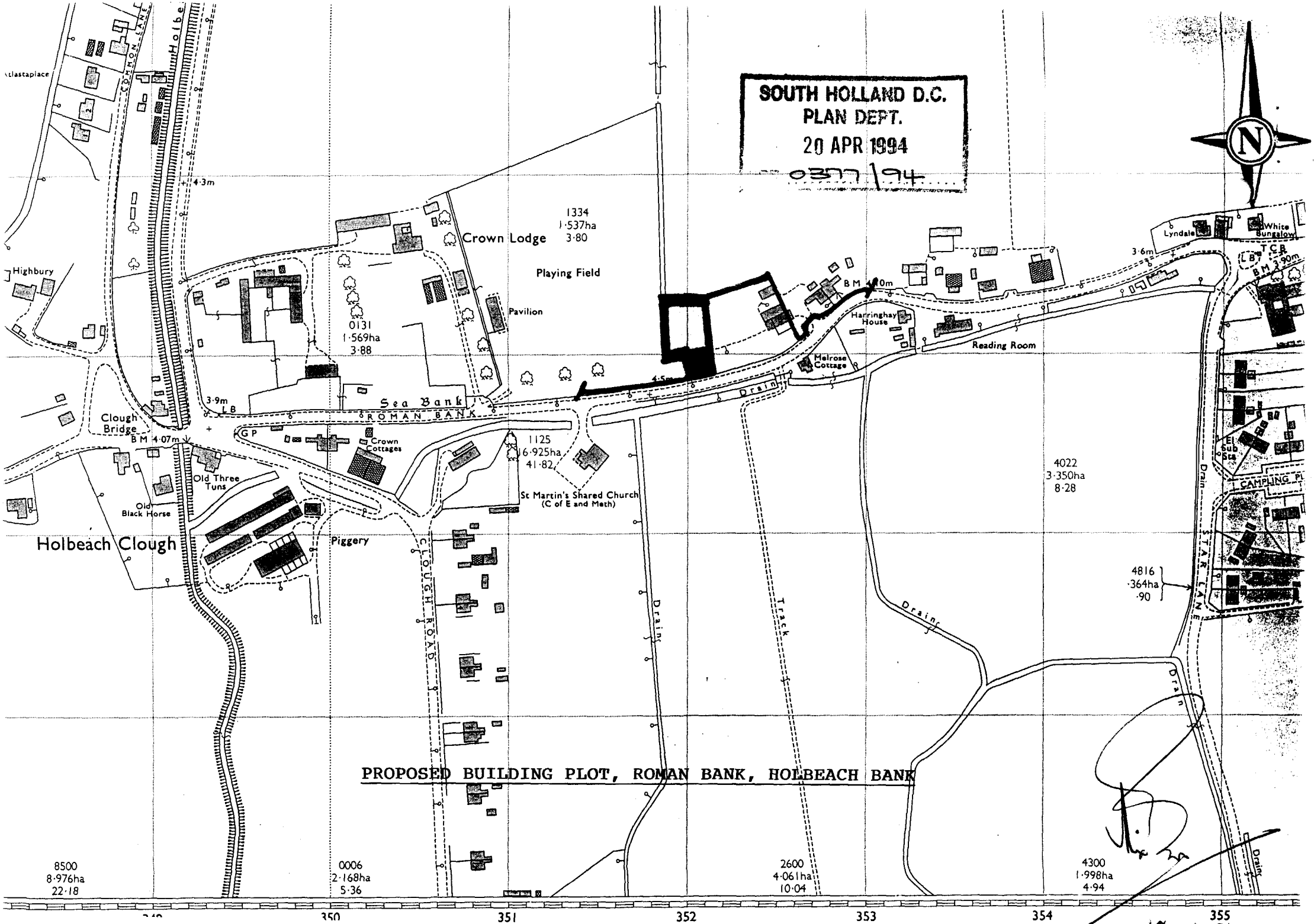
ONE HUNDRED AND FORTY POUNDS (£140)

in respect of the Planning Fee.

The site was last dealt with by Outline Planning Permission HO9/0189/88 dated the 23rd March 1988 and the present application is on the same basis with the land shaded green belonging to the Personal Representatives of The Late R. Barnes and the land shaded yellow owned by the Crown Estate Commissioners for England. The land owned by the Personal Representatives of The Late R. Barnes is in hand but the Crown land is occupied by their Tenant, Mr. D.G.G. Watson, and we have served the usual notice upon him advising him that the application has been submitted.

Should you require any further assistance please contact our Mr. Frisby who is dealing with the matter.

It is not intended that any of the trees covered by The Holbeach Bank Tree Preservation Order No. 2 1991 will be adversely affected by the development.


SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
0377/94
PROPOSED BUILDING PLOT, ROMAN BANK, HOLBEACH BANK
Holbeach Clough
Crown Lodge
Playing Field
Pavilion
Highbury
Common Lane
Holbeach
Clough Bridge
BM 4·07m
Old Three Tuns
Old Black Horse
Piggery
Crown Cottages
Sea Bank
ROMAN BANK
3·9m LB
GP
St Martin's Shared Church (C of E and Meth)
CLOUGH ROAD
Drain
Track
Harringhay House
Melrose Cottage
Reading Room
BM 4·10m
Lyndale
White Bungalow
TCB
BM 3·90m
El Sub Sta
CAMPING PL
STARLANE
1334
1·537ha
3·80
0131
1·569ha
3·88
1125
6·925ha
41·82
4022
3·350ha
8·28
4816
·364ha
·90
8500
8·976ha
22·18
0006
2·168ha
5·36
2600
4·061ha
10·04
4300
1·998ha
4·94
4·3m
3·6m
4·5m
350
351
352
353
354
355

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4185
Date received : 20-APR-94

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid £ 140.00
VAT £ 0.00

Total received £ 140.00

Cash/Cheque : Cheque

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

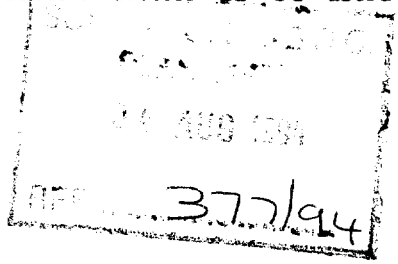
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

FIRST SCHEDULE

Tree Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Walnut (Juglans regia)	At grid reference 35202 27298. In the north western corner of the plot adjoining the eastern boundary of OS field 1334. Approximately 12 metres north of the south eastern corner of OS field 1334.
T2	Ash (Fraxinus excelsior)	At grid reference 35205 27287. In the plot adjoining the eastern boundary of OS field 1334. On the southern boundary of the plot adjacent to Roman Bank Road. Approximately 3 metres north east east of the south eastern corner of the OS field 1334.
T3	Wild Plum (Prunus sp.)	At grid reference 35209 27290. On the plot adjoining the eastern boundary of OS field 1334 set in from the edge of the southern boundary of the plot adjacent to Roman Bank Road. Approximately 7 metres north east east of the south eastern corner of OS field 1334.
T4	Horsechestnut (Aesculus hippocastanum)	At grid reference 35214 27290 on the plot adjoining the eastern boundary of OS field 1334. In the south eastern corner of the plot adjacent to Roman Bank Road. Approximately 12 metres north east of the south eastern corner of OS field 1334.
T5	Ash (Fraxinus excelsior)	At grid reference 35215 27295 on the plot adjoining the eastern boundary of OS field 1334. On the eastern boundary of the plot. Approximately 15 metres north east of the south eastern corner of OS field 1334.
T6	Ash (Fraxinus excelsior)	At grid reference 35212 27298 on the plot adjoining the eastern boundary of OS field 1334. Approximately 15 metres north east of the south eastern corner of OS field 1334.



Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

Groups of Trees
(within a broken line on the map)

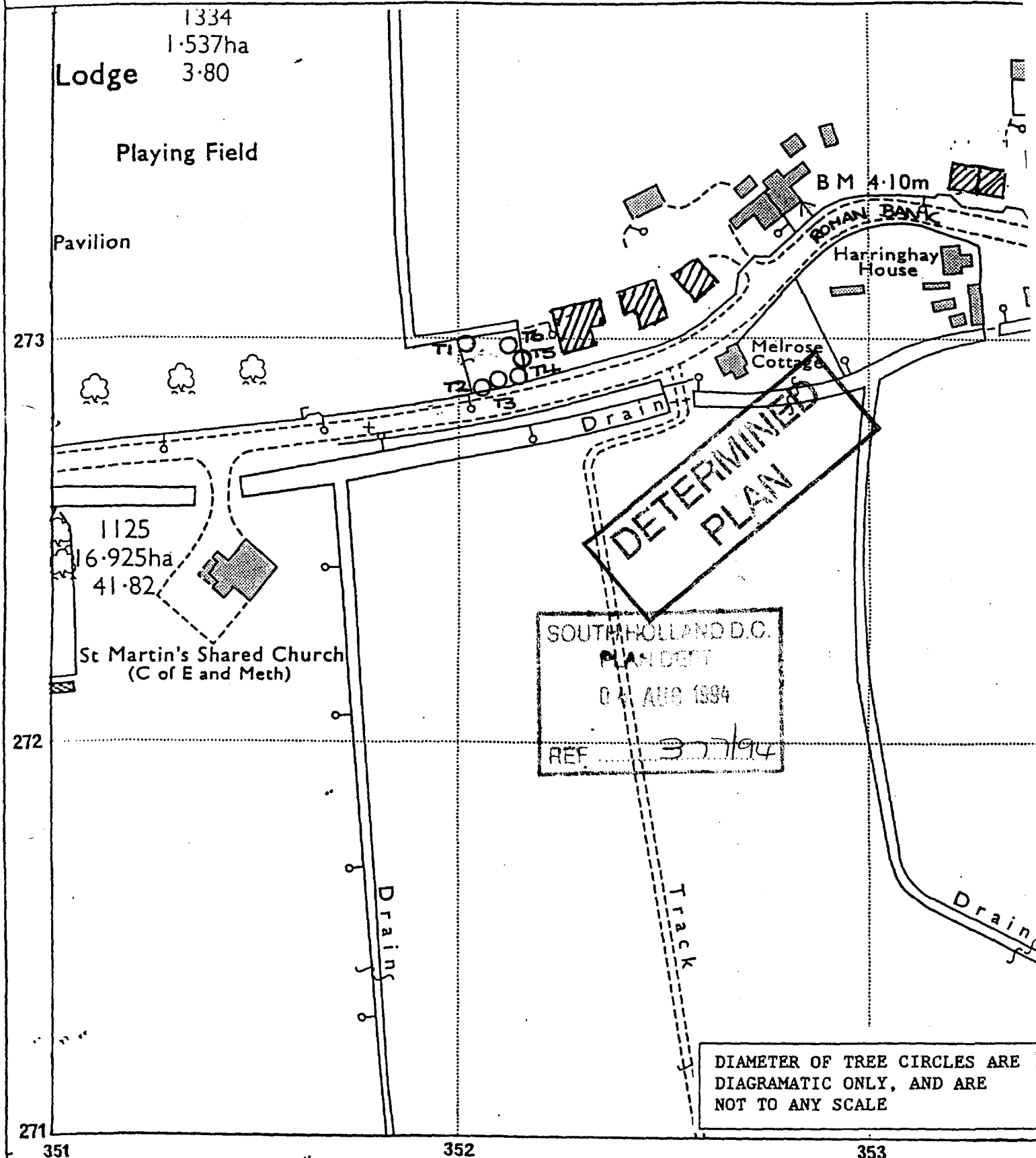
No. on Map	Description	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	NONE	

0377/94
see also 0189/88

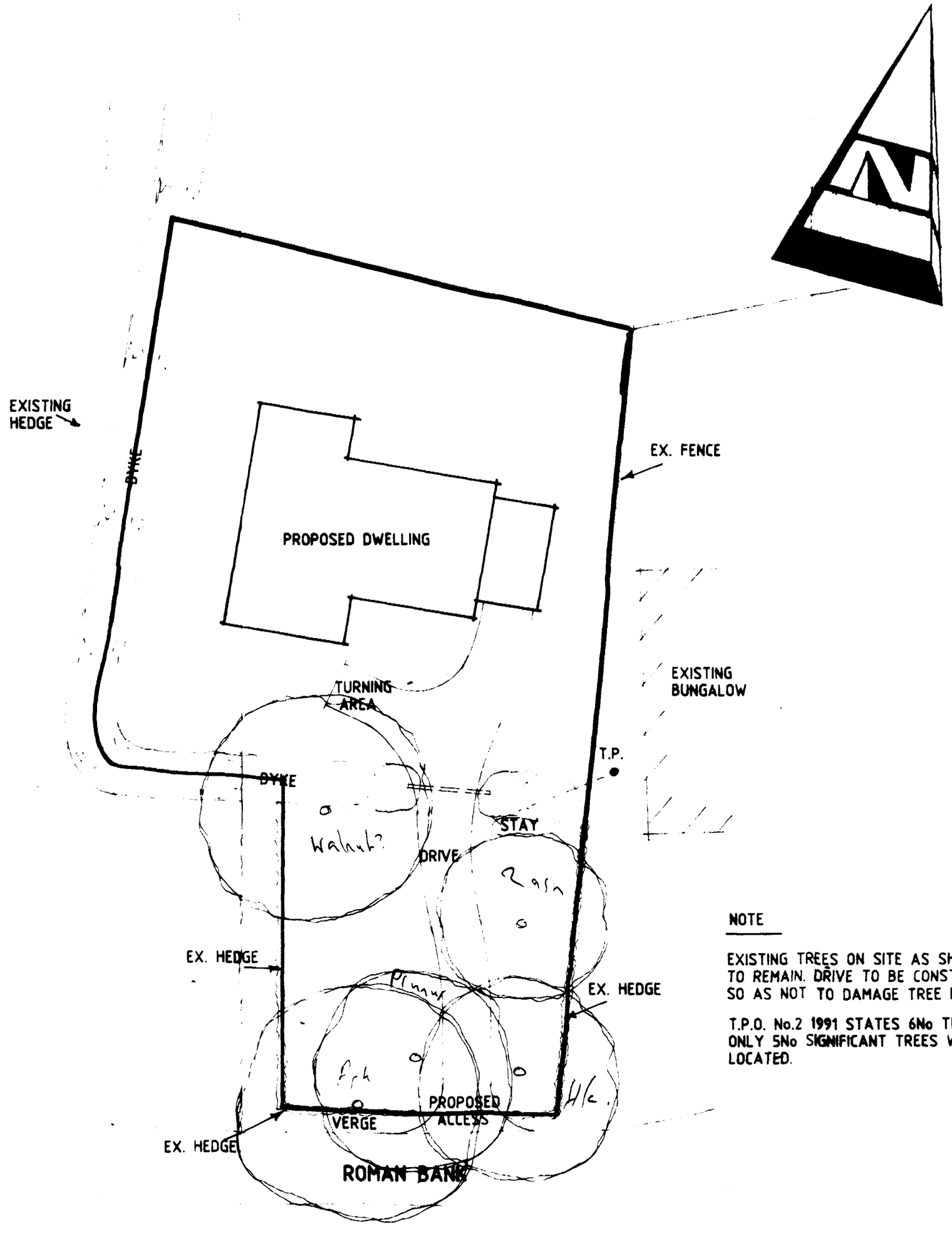
SOUTH HOLLAND DISTRICT COUNCIL



HOLBEACH BANK TREE PRESERVATION ORDER No. 2 1991

PLAN No.	TF 3527
SCALE	1:1250
DATE	DEC '90
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

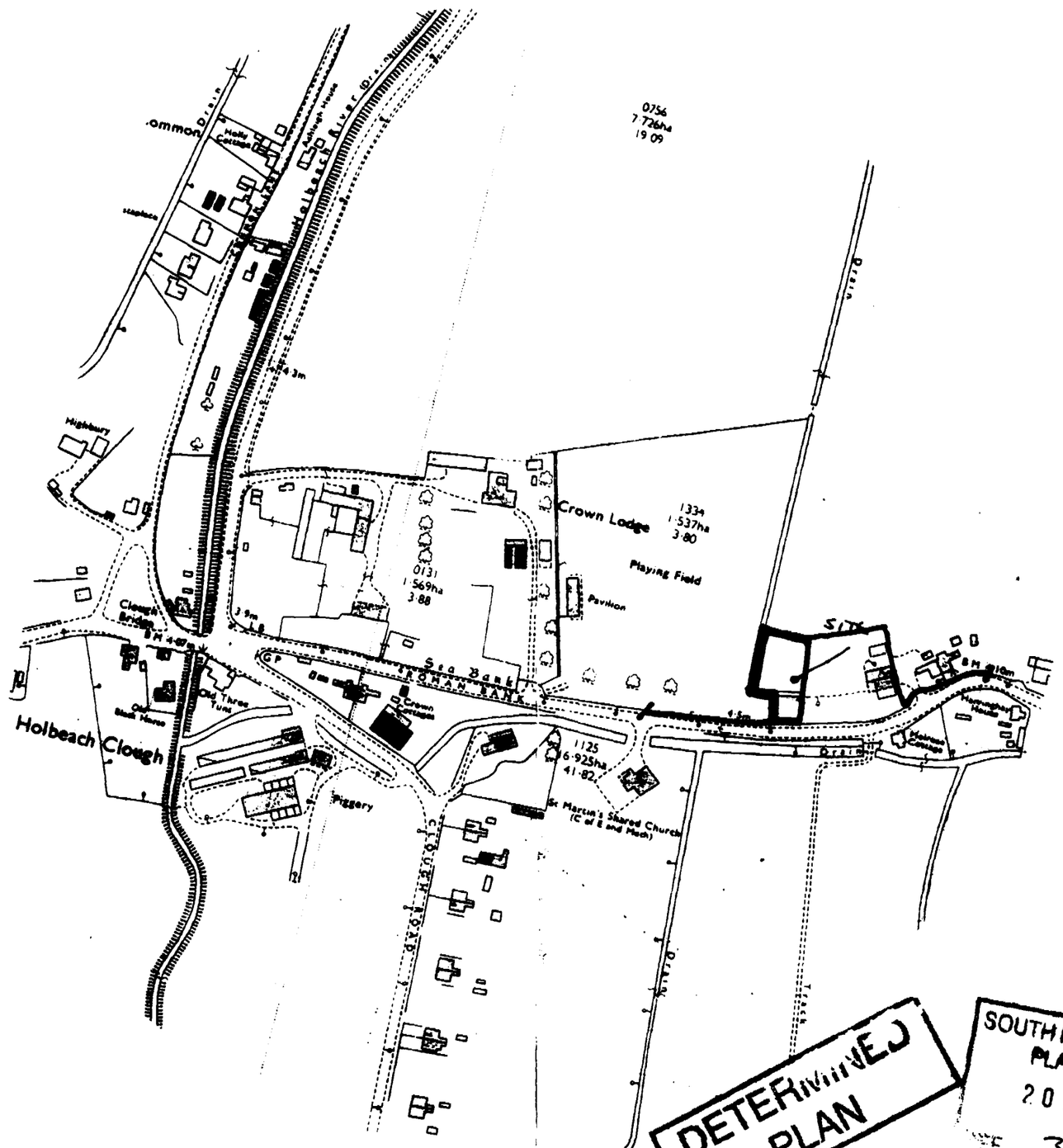


SITE PLAN.

NOTE

EXISTING TREES ON SITE AS SHOWN TO REMAIN. DRIVE TO BE CONSTRUCTED SO AS NOT TO DAMAGE TREE ROOTS

T.P.O. No.2 1991 STATES 6No TREES – ONLY 5No SIGNIFICANT TREES WERE LOCATED.



LOCATION PLAN.

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT 20 JUL 1994 377/94

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED DWELLING AT ROMAN BANK, HOLBEACH BANK FOR

THE EXECUTORS OF THE LATE MR. R. BARNES & THE CROWN ESTATE COMMISSIONERS.

1:200 1:2500 771784/1

JULY-94 B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

Notes and Revisions

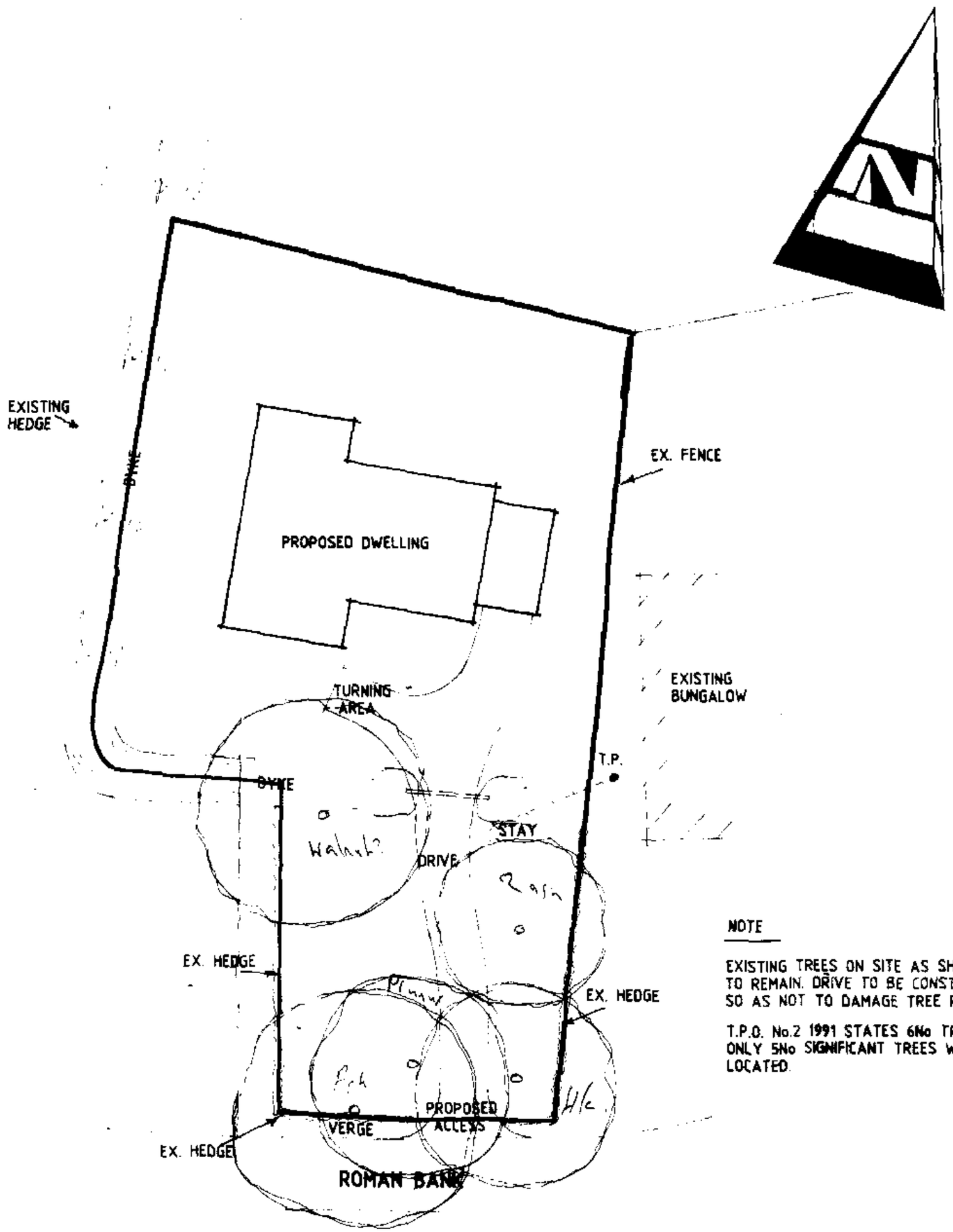
Do not scale from this drawing.

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

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

Please note: This drawing is not a conveyance drawing.

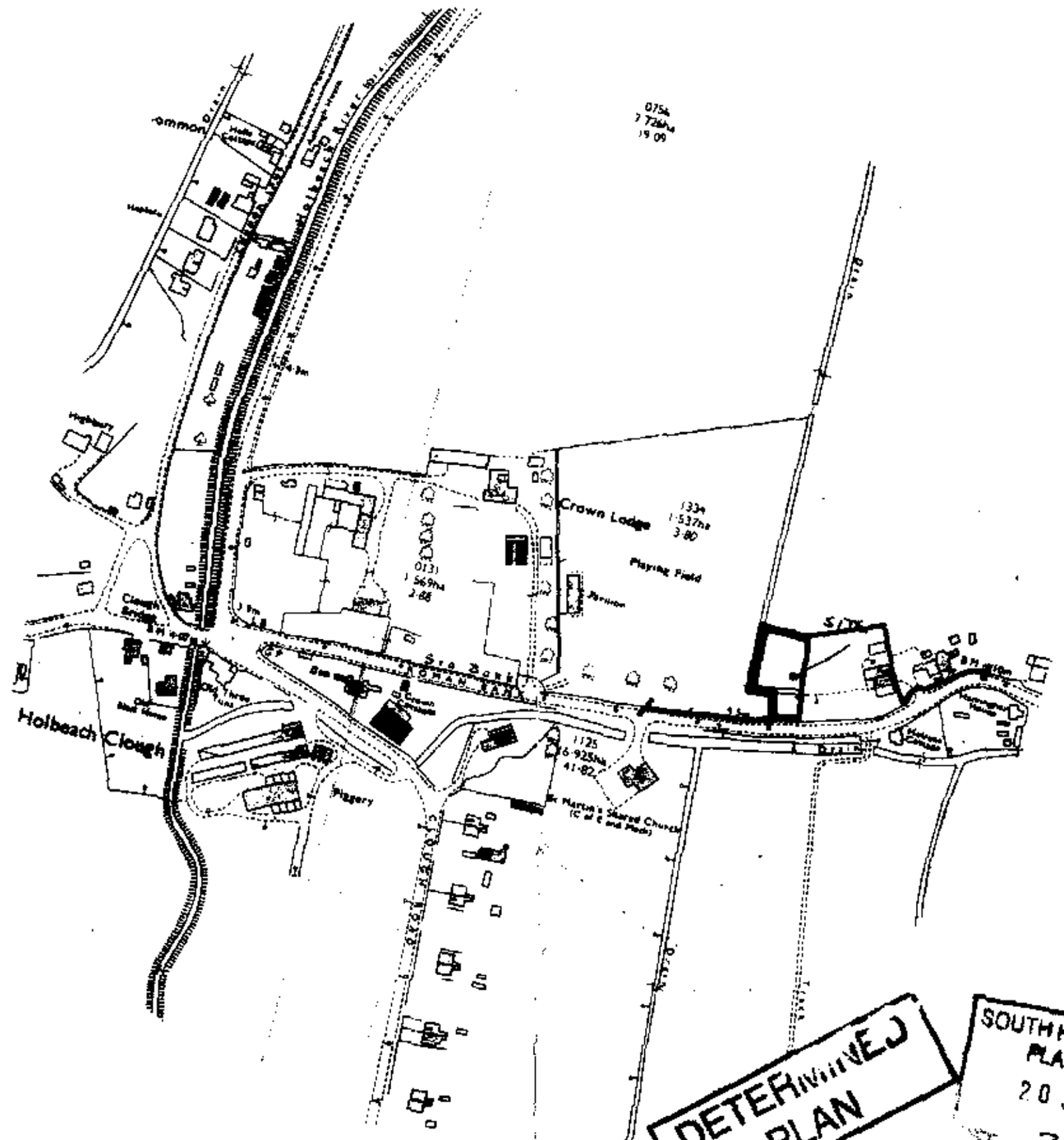


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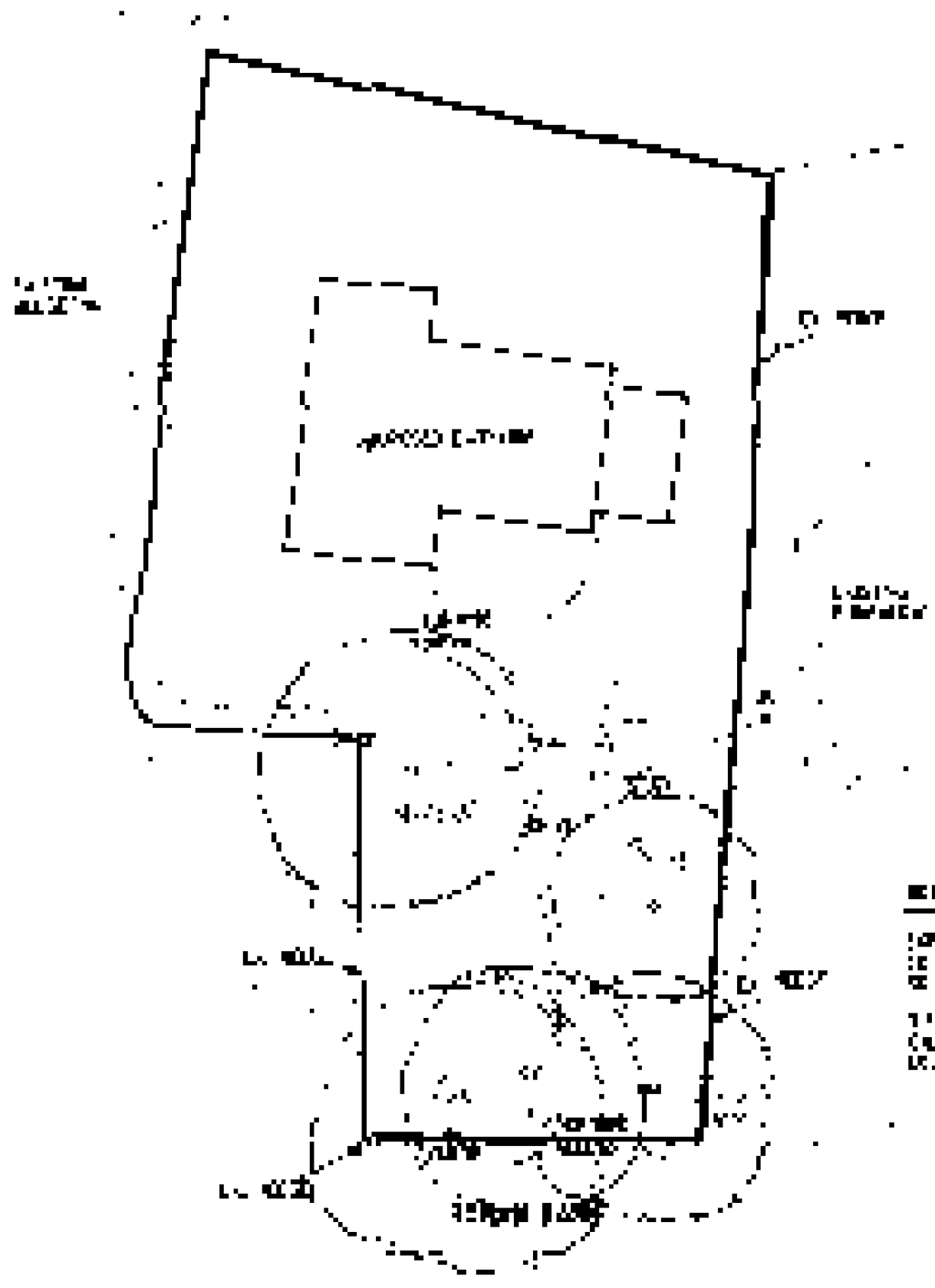
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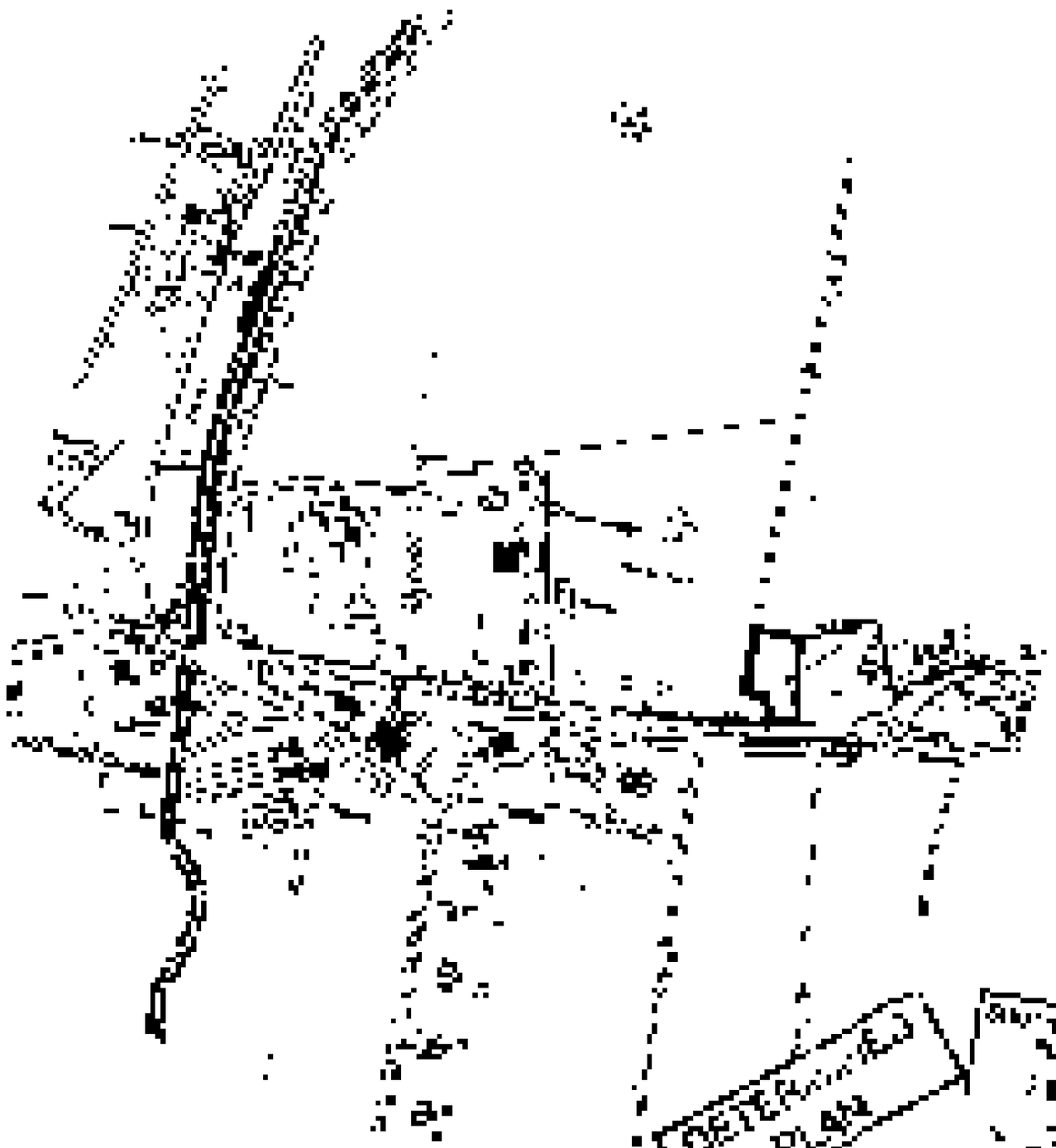
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Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702



SITE PLAN.



LOCATION PLAN

DETERMINED PLAN

Status

PROPOSED DWELLING AT
ROMAN BANK HOLMEACH
BANK FOR

THE CREDITORS OF THE
LATE [illegible] OWNERS
THE CROWN ESTATE
COMMISSIONERS.