SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0406/92 Received:01-APR-92 Type:FULL

Name: Salter Estates Ltd &
Lincoln Co-operative Society
c/o Leverington Road
Wisbech
Cambs PE13 1PL

Agent: J Washington
Hunting Gate Group
PO Box 4444
Hitchin
Herts SG4 0TB

Description: Proposed Class A1 Shop

Location : East of Boston Road Holbeach
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of soft landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 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.

5 While development is being carried out the trees on site which are the

SOUTH HOLLAND DISTRICT COUNCIL

subject of Holbeach Tree Preservation Order No. 7 (1975) shall be protected from damage in accordance with a scheme to be submitted to and approved by the Local Planning Authority before development commences.

Reason: In the interest of the visual amenities of the area.

6 Before the building is occupied space shall be provided within the site as shown on the plan (drawing number 1031/04B) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Boston Road.

7 Before development is commenced the existing access to the public car park shall be improved as shown on the submitted plans (drawing number 1031/04B) and shall be available for use by customers at all times.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

The applicants are reminded that the mature trees upon the site are the subject of Holbeach Tree Preservation Order No. 7 (1975). As such, consent will be required from the Local Planning Authority for any works carried out to them.

This permission is granted in accordance with the application submitted as revised by the amended drawing nos. 1031/03E and 1031/04B received by the Local Planning Authority on 9.6.92.

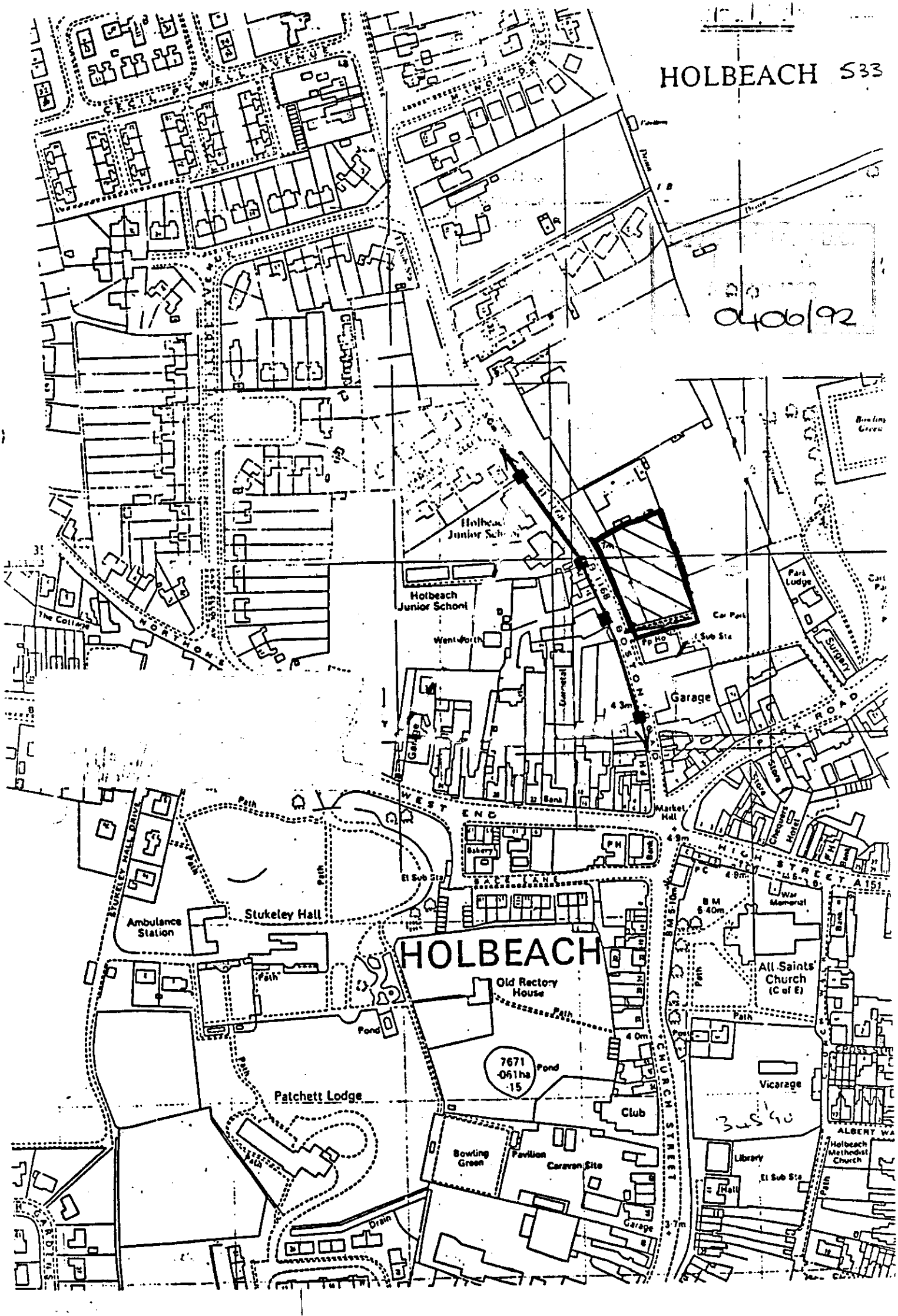
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need a further planning application.

Director of Planning and Building Control Services
16-JUN-92 H09/0406/92

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

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

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


HOLBEACH S33
0406/92
Holbeach Junior School
Holbeach Junior Schoni
Wentworth
The Cottage
NORTON LANE
Garage
Car Park
Sub Sta
Park Lodge
Surgery
Bowling Green
Garage
Stores
Bank
Market Hall
Chequers Hotel
PH
WEST END
HIGH STREET
Bakery
Path
El Sub Sta
BACK LANE
Stukeley Hall
Ambulance Station
HOLBEACH
Old Rectory House
Pond
7671 -061ha -15
Patchett Lodge
Club
Bowling Green
Pavilion
Caravan Site
Garage
Drain
CHURCH STREET
BM 5.40m
War Memorial
All Saints' Church (C of E)
Vicarage
Library
Hall
Holbeach Methodist Church
ALBERT WA
Path

PLANNING APPLICATION

For office use only

Application No. H09/0406/92

Date Registered 01 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SALTER ESTATES LTD AND LINCOLN CO-OPERATIVE SOCIETY LTD
c/o LEVERINGTON ROAD, WISBECH, CAMBS
PE13 1PL

Tel. No. –

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

J. WASHINGTON
HUNTING GATE GROUP
PO BOX 4444
HITCHIN, HERTS SG4 0TB

OFFICE COPY

Tel. No. 0462 434444
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND TO THE EAST SIDE OF BOSTON ROAD, HOLBEACH

–

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of
~~PROPOSED~~ CLASS A1 SHOP

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ..£990.00.... If you consider no fee is payable include a written explanation instead.

Signed J. WASHINGTON Date 30th March 1992

Previous application No: –

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

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

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

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

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 656 sq. metres

B. Please state size of any new structure:- (a) max. height: 9 metres

(b) max. length: 37 metres

(c) max. width: 24 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: YES

5. GENERAL INFORMATION Please complete each section

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

PREVIOUSLY APPROVED FOR RETAIL USE

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: BOSTON

Will there be –
Individual access(es) ✓
New estate road

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

SEE ATTACHED LAYOUT

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: TO EX. SURFACE DRAIN

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: –

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary. REPRESENTATION TO ENVIRONMENTAL SERVICES COMMITTEE ON 8TH JANUARY 1992

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

Proposed total gross floorspace 656 sq. m. Previous total gross floorspace – sq. m.

This new total includes the following net floorspace:

Retail 656 sq. m. Office – sq. m. Industrial – sq. m. Warehousing – sq. m.

Other – sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	to be advised	–	To be advised
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	CHURCH STREET, HOLBEACH to be advised		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	–		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	–		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	REPLACEMENT OF PREMISES IN CHURCH STREET, HOLBEACH		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	CHURCH STREET,STORE APPROX 370 sqm POSSIBLE NON-FOOD RETAILING		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	SEE LAYOUT DRAWING		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	TO BE ADVISED		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	PACKAGING AND DOMESTIC WASTE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	RAMPED ACCESS TO MAIN ENTRANCE		

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).

PROSPECTIVE PURCHASERS

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

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:
ANTHONY GERVER ESQ, 10 CONDUIT ST. LONDON W1R 0BR
CHIEF EXECUTIVE, SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES, SPALDING LINC PE11 2XE

State Date notice served: 30 3 92

Signed J. WASHINGTON ~~Applicant~~/Agent) Date 30th March 1992

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 J. WASHINGTON ~~Applicant~~/Agent) Date 30th March 1992

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

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 990

Receipt Issued ..... No. P952

Date First Received 01 APR 1992

REGISTRATION

REFERENCE H09/0406/92

Cross-Ref R.....XL...6-4

Date 2/4/92 LAB

VALIDATION Date 3/4/92

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

Site area ..... No. of dwellings ..... Floorspace 656

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

Site Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– Type ☐
Discounted fee ☐ Reason .....

Correct fee £ 990 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 5-4-

Index Sheets ..159 OS Nos ..... Grid Ref E 395850 N 34970

Part ...I... Parish ....HOLBEACH

Inside IDB YES Inside CP area...NO

EA Zone1	☑	C1	469
EA Bypass	☑	C3	— Grace
Level crossing	☑	C9	469
Footpath	☑	Other:	

Linked to site.....Ref...451... Linked to property.....Ref.....

Planning Decisions:

Earlier apps 1305/86
11/79 1016/87
4+33/73 4+43/75

S 106 Decisions:

Already submitted Ref.....

Requested .....

Inputs completed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

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

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 7/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Holland Training Services, Boston Rd.
Harcido, Boston Rd
N°25 Boston Rd.
Silverdale Veterinary Surgery, Boston Rd
Parkers Fireplaces, Boston Rd
Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Boundaries

Neighbours

Site Features

Other

Crumbling appears to be used as a builders Yard. Associated with Harcross Existing right of way through. Trees on frontage. Also bad to rear. Residential to W opposite.

Inspected by: DMG
date: 24/1

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No .... / Yes
Yes .... / No

[Reason:

Other circumstances needing Committee decision

Yes .... Flagged by Senior Officer
Signed .....
No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.

No .... Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE — Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

6/4

Conditions/Reasons DMG 4/6

Post Committee DPO authorised.

1 SC21 (Landscaping scheme)...soft landscaping.
2 SC27 (Implementation of planting).
3 SC28 (Protection of existing trees).
4 While development is being carried out the trees on site which are the subject of Holbeach Tree Preservation Order No.7 (1975) shall be protected from damage in accordance with a scheme to be submitted to and approved by the Local Planning Authority before development commences.
5 F7 (Loading, unloading and parking).
6 Before development is commenced the existing access to the public car park shall be improved as shown on the submitted plans (drawing number 1031/04A) and shall be available for use by customers at all times.

Reasons
1 - 3 Standard
4 In the interest of the visual amenities of the area.
5 F7
6 B6

Notes
1 The Applicants are reminded that the mature trees upon the site are the subject of Holbeach Tree Preservation Order number 7 (1975). As such, consent will be required from the Local Planning Authority for any works carried out to them.

2. SN1 --- drg n°s 1031/03E and 1031/04B rec'd by the Local Planning Authority on 9/6/92.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0406/92 Received:01-APR-92 Type:FULL

Name: Salter Estates Ltd &
Lincoln Co-operative Society
c/o Leverington Road
Wisbech
Cambs PE13 1PL

Agent: J Washington
Hunting Gate Group
PO Box 4444
Hitchin
Herts SG4 0TB

Description: Proposed Class A1 Shop

Location : East of Boston Road Holbeach
Spalding

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of soft landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 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.

5 While development is being carried out the trees on site which are the

subject of Holbeach Tree Preservation Order No. 7 (1975) shall be protected from damage in accordance with a scheme to be submitted to and approved by the Local Planning Authority before development commences.

Reason: In the interest of the visual amenities of the area.

6 Before the building is occupied space shall be provided within the site as shown on the ~~attached~~ plan (drawing no. ~~XXXXXXXXXX dated XXXXXXXXXXX~~) 1031/04B for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Burton ~~XXXXXXXX~~ Road.

7 Before development is commenced the existing access to the public car park shall be improved as shown on the submitted plans (drawing number 1031/04B) and shall be available for use by customers at all times.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

The applicants are reminded that the mature trees upon the site are the subject of Holbeach Tree Preservation Order No. 7 (1975). As such, consent will be required from the Local Planning Authority for any works carried out to them.

This permission is granted in accordance with the application submitted as revised by the amended drawing nos. 1031/03E and 1031/04B received by the Local Planning Authority on 9.6.92.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need a further planning application.

Authorised to issue:

12-JUN-92 H09/0406/92

AD. ..... DC. .....
12/6 15/6

APPLICATION REFERENCE: H09/0406/92 DATE RECEIVED: 01-APR-92

APPLICANT: Salter Estates Ltd and Lincoln Co-Operative Society Ltd c/o Leverington Road Wisbech Cambs

AGENT: J Washington Hunting Gate Group PO Box 4444 Hitchin Herts

TYPE: Full

DESCRIPTION: Proposed Class A1 Shop

LOCATION: East of Boston Road Holbeach Spalding

Parish Council: Supported.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Structure Plan Policy 12 - Major new retailing development will normally only be permitted in town centre locations.
PPG6 - "Major retail development" - stresses it is not the function of the planning system to inhibit competition between retailers or between methods of retailing, nor to preserve existing commercial interests as such. The note also states that it will be necessary to take into account in exceptional circumstances the cumulative effects of large scale retail developments and to consider whether they are on such a scale or of a kind that could seriously affect the vitality and viability of a nearby town centre as a whole.
Lincs County Council Guide to Parking Provision - the site lies outside the town centre of Holbeach defined for the purposes of car parking policy, outside which developers are expected to provide operational and non-operational car parking.

PREVIOUS DECISIONS
H09/1205/88 - Outline - three storey one and two bedroom flats and associated car parking - Permitted 4th October 1988.
H09/1016/87 - Outline - new supermarket - Permitted 28th June 1988.

PLANNING ISSUES
1 The determining issues in this particulars case are (a) whether the proposed supermarket is acceptable having regard to such matters as its siting, design, external appearance and relationship to existing preserved trees upon the site. (b) highway considerations including access to the site.
2 The site lies approximately 120 metres north of Market Hill beyond the northern most shops in Boston Road, Holbeach. It is adjacent to the District Council's car park which has access both from Boston Road and Park Road.
3 The application is in full for a supermarket of approximately 656 square metres gross (excluding plant). Access would be off the existing Council owned access road to the public car park at the rear (which would be improved).
4 There are currently a number of trees upon the site which are the subject of Holbeach Tree Preservation Order No.7, 1975.

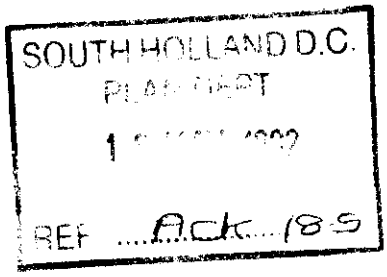
Head Office:
P.O. Box 4444, Hunting Gate, Hitchin, Herts. SG4 0TB
Telephone 0462 43 4444 Fax 0462 455924
0462 45 4444

Hunting Gate Group

Hunting Gate 4444

Mr. R. Smith
Deputy Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

Date 18th May 1992



Our Ref. HGG/JW/TMH

Dear Mr. Smith,

PROPOSED SUPERMARKET, BOSTON ROAD, HOLBEACH

Following our telephone conversation on Friday last I have pleasure in enclosing herewith 3 copies of our Drawing 1031/03 Revision D indicating the amended roof line over the storage, boiler, electric and ventilation areas.

As requested I also attached material samples of the colours specified on the drawing and would confirm that due to the financial situation on this proposal any changes to materials except colour would have serious implications.

Our contract with Lincoln Co-Operative Society has a cut off on 30th June and therefore I would hope that the amended drawings enclosed can be incorporated as part of our application for your members consideration on 2nd June so that the contract can become unconditional at that time.

Should you have any queries or require further information please do not hesitate to telephone.

Yours sincerely, 406/92

J. WASHINGTON
Group Planning Consultant

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 8.5.92

OUR REF: JC/SS/PC

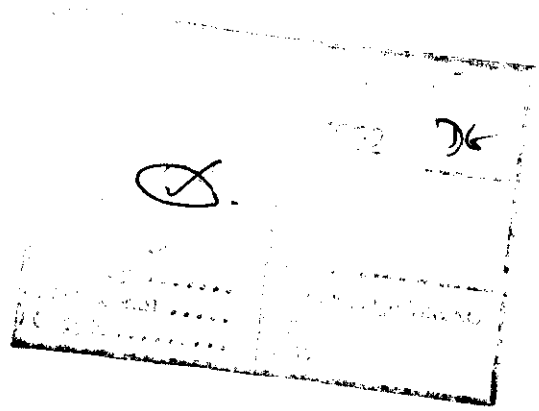
TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/0406/92
Supermarket, Boston Road, Holbeach

I write with reference to the above and would confirm that I have no objections in principle subject to the following condition:-

Noise emitted from fixed plant and equipment shall not exceed 35dB expressed as a 5 minute LAeqT measured at a distance of 3.5 metres from any residential fascade.

pp Director of Environmental Services



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H09/0408/92.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

EAST OF BOSTON ROAD, HORBEACH

3. Name, classification and number of road —

II

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

FULL.

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

PROPOSED CLASS A1 SHOP

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: 23-4-92. Signed: J Emerson
Director of Highways and Planning

BRIAN S. ...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

Application no: H09/0406/92

Applicant: Salter Estates Ltd &
Lincoln Co-operative Society
c/o Leverington Road
Wisbech
Cambs PE13 1PL

Agent: J Washington
Hunting Gate Group
PO Box 4444
Hitchin
Herts SG4 0TB

Description: Proposed Class A1 Shop

Location: East of Boston Road Holbeach
Spalding

Type: FULL

Date received: 01-APR-92

07-APR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 22-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

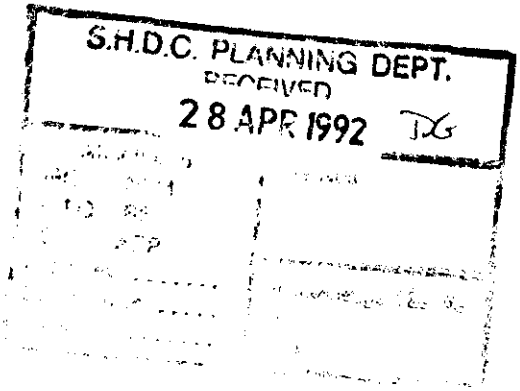
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed: M Lupus

25/4/82



PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of HOLBEACH .

Reference No: H09/0406/92
Description: Proposed Class A1 Shop

Location: East of Boston Road
Holbeach
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-MAY-92 quoting the above reference number.

B Smith
District Planning Officer

14-APR-92

SOUTH HOLLAND DISTRICT COUNCIL

Head Office:
P.O. Box [illegible]4, Hunting Gate, Hitchin, Herts. SG4 0TB
Telephon 2 43 4444 Fax 0462 455924
0462 45 4444

Hunting Gate Group

Hunting Gate 4444

Mr. R. Smith
Deputy Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

Date 30th March 1992

Our Ref. HGG/JW/TMH

Dear Mr Smith,

PROPOSED SUPERMARKET, BOSTON ROAD, HOLBEACH

I refer to our previous correspondence and to the Council's Resolution by Minute 32/92 from their meeting held on 5th February 1992.

Please find attached our application for detailed planning permission on behalf of Salter Estates Ltd and Lincoln Co-operative Society Ltd.

Our cheque in the sum of £990.00 (nine hundred and ninety pounds) is enclosed together with necessary forms, certificates and drawings.

Should you have any queries or require further information please do not hesitate to telephone.

Yours sincerely,

J. WASHINGTON
Group Planning Consultant

Head Office:
P.O. Box 444H, Hunting Gate, Hitchin, Herts. SG4 0TB
Telephone: 0462 43 4444 Fax 0462 455924
0462 45 4444

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUN 1992
Attention of
NPM
BJ
ACP
Acknowledge YES/NO
Date

Hunting Gate Group

Hunting Gate 4444

Mr. R. Cole DMA
Director of Administration
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

18th June 1992

Our Ref. HGD/JW/TMH

BY FACSIMILE AND POST
0775 710772

Dear Mr. Cole,

BOSTON ROAD, HOLBEACH

Further to the recent meeting at your offices, I have been passed a copy of your faxed letter dated 17th June to John Grevatt of Salter Estates.

In view of the urgency of this matter he has asked me to respond in his absence.

My letter dated 9th December 1991 addressed to your Mr. Roger Smith emphasised that 'Salter Estates Limited, in proposing the development had suggested a scheme content which could be achieved as a self contained entity. However, the layout proposed provides for a service area with staff parking and a separate customer parking provision thus reducing potential conflict with the resultant increase in pedestrian safety'.

In order to achieve this improvement we suggested that the customer parking should utilise the existing access owned by your Authority and in return the access bellmouth and footways would be improved.

At the earlier meeting held on 6th December attended by Councillor B. Alcock and Councillor T. Barker, Mr. Keith Darwin, Chief Executive of Lincolnshire Co-Operative Society further agreed to a due proportion of the maintenance of the improved access. We agree that this should include the proposed new footpath as indicated in Para 3 of your letter.

Turning to Para 2 - whilst the premium may not be an unreasonable sum for a right of way, clearly no account has been taken of the following:

a) The reduced floorspace proposed could have been achieved as a self-contained entity.

b) The dedication of land to provide adequate sight lines to the exit onto Boston Road from the public car park is a considerable highway benefit.

c) The Co-op store in Church Street presently utilises the existing car park. The Town Centre area adjoins the southern boundary of the site. Within the Town Centre there is no requirement for visitor parking.

d) The Town will benefit from the additional parking provision which occupies a land area of .12 acres approximate value £11,800 together with the construction cost of the car park some £11,000.

The above costs together with the improvements to the access estimated at £20,968.21 will provide an overall benefit to the Town Centre and highway safety in particular.

We would suggest therefore that these factors should offset the suggested premium for the alternative access arrangements. I look forward to hearing from you following the Environmental Services Committee on 1st July 1992.

Yours faithfully,

J. WASHINGTON
GROUP PLANNING CONSULTANT

c.c. J. Grevatt

Valuation Office

D J Gilbert FRICS
District Valuer and Valuation Officer
Peterborough

Crescent House
46 Priestgate
Peterborough PE1 1JB

Tel 0733-347842 extn 221
Fax 0733-898443

The Director of Administration
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Your reference : JMB/LDS/HE.6
Our reference : OGD 25102/PAH/JE
Please ask for : Mr Halmshaw

Date : 17 June 1992

For the attn of Miss J M Berridge

Dear Sir

BOSTON ROAD, HOLBEACH - PROPOSED FOODSTORE
SALTER ESTATES LTD/LINCOLN CO-OPERATIVE SOCIETY

I refer to your letter of 13 May 1992, requesting advice in relation to the appropriate terms for the grant of a right of way over land owned by South Holland District Council at the above location. You have also requested that the level of contribution to be made by the owner of the adjoining land be agreed.

The matter has been discussed in detail with Mr J Grevatt of Salter Estates Ltd and I report as follows;-

1. The area of land required by Salter Estates Ltd is approximately 0.07 acres as identified on the attached plan. This area does not comprise the whole of the 0.128 acres identified on plan C referred to in your letter of instruction.

2. I am of the opinion that a premium of £10,000 (Ten Thousand Pounds) should be payable by Salter Estates Ltd in consideration of the grant of a right of way over the land identified on the plan.

3. Regarding the future maintenance of the access road, I have provisionally agreed that 20% of the total costs incurred by South Holland District Council will be borne by the owner of the adjoining land. In arriving at this proportion, it is assumed that no street/ car park lighting, signage or fencing is erected on the access road. The figure does, however, allow for the maintenance of the sewers beneath the road and also the new footpath which is to be constructed to the north side of the access road.

It should be noted that agreement has not been reached in relation to item 2 above, as Mr Grevatt is of the opinion that the wider highways and other planning benefits which arise from the proposal outweigh the £10,000 premium which I believe to be appropriate. This is clearly a matter for you to take a view on, but my opinion is that the "benefits" to South Holland District Council are negligible and that the provision of the highways improvements are primarily to the benefit of the proposed foodstore and its successful operation.

An Executive Agency of the Inland Revenue

I trust the above information is sufficient for your purposes in relation to this matter, but should you have any further queries, please contact Mr Halmshaw on the foregoing extension.

The information in this letter should not be regarded as valid for a period in excess of 3 months from the date of this letter, nor if the circumstances are altered.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

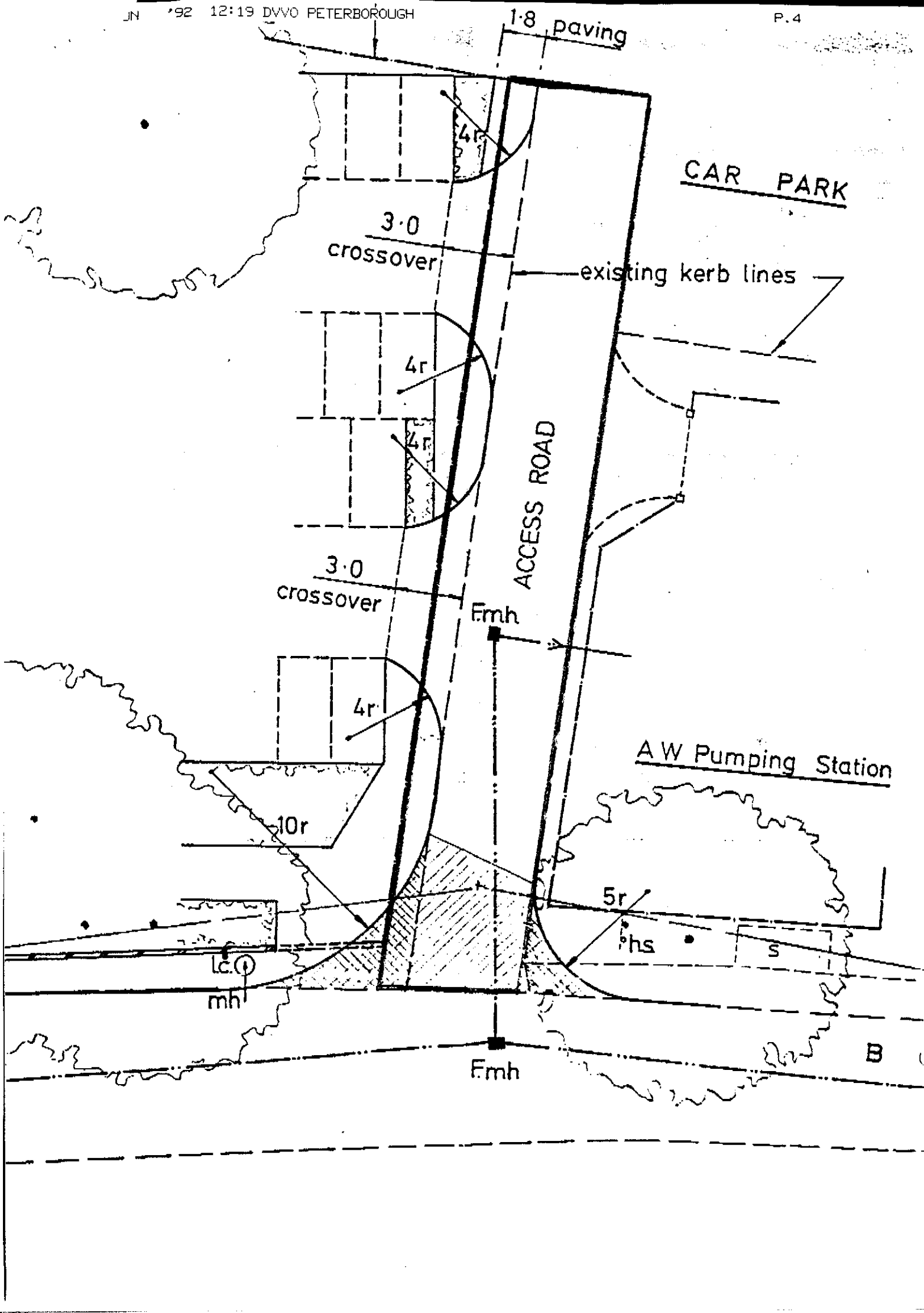
Yours faithfully

D. J. Gibbon

District Valuer

ENC

0617b


1·8 paving
4r
CAR PARK
3·0
crossover
existing kerb lines
4r
4r
ACCESS ROAD
3·0
crossover
Fmh
4r
A W Pumping Station
10r
5r
hs
s
l.c.
mh
Fmh
B

416. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H06/0235/92 Mrs E Bailey	Conversion of barn to dwelling and erection of three new dwellings at Whiteacres, Gedney.
H16/0280/92 Mr N Thorold	Erect 6' fence next to highway at 74 Bourne Road, Spalding.
H09/0406/92 Salter Estates Ltd and Lincoln Co-Operative Society Ltd	Proposed Class A1 Shop east of Boston Road, Holbeach.

(Councillor R C West declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H08/0340/92 Kings Quality Homes	Proposed residential development (8 houses) at Chesboule Lane, Gosberton Risegate.
H23/0452/92 Kings Quality Homes	Reserved matters in connection with residential development (10 dwellings with garages and vehicular accesses) at Cranesgate, Whaplode St Catherine.

(f) **Conservation Area Consent**

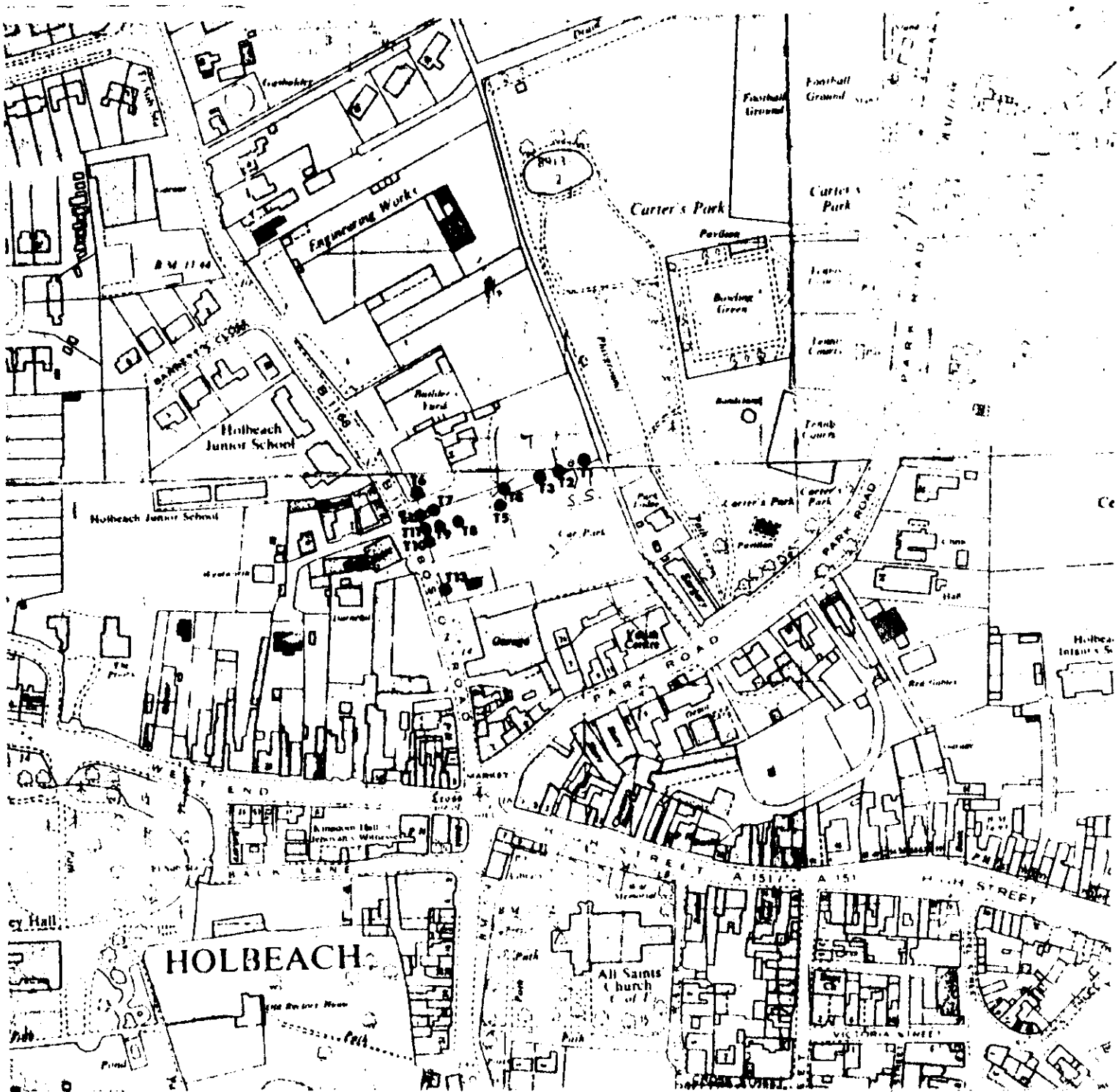
Conservation area consent be granted in respect of the undermentioned application in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H02/0328/92 Mrs G M Thistlewaite	Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland.

(g) **Reserved Matters**

The reserved matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services.

Plan No. and Applicant	Proposal
H23/0387/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H23/0388/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H05/0469/92 Mr & Mrs A Prosser	House with garage and vehicular access adjacent Eastgate House, Eastgate, Fleet Hargate.



SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

HOLBEACH TREE PRESERVATION ORDER No. 7 1975.

CEDAR HOUSE, BOSTON ROAD, HOLBEACH.

B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.

SCALE	DATE
1:2,500	

HOLBEACH T.P.O.
No 7. 1975.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map.	*Description.*	*Situation*
T 1	Medium Elm	Northern boundary of car park.
T 2	Medium Ash	Northern boundary of car park.
T 3	Small Sycamore	Northern boundary of car park.
T 4	Large Horse Chestnut	Northern boundary of car park.
T 5	Large Green Beech	In grounds of Cedar House.
T 6	Small Ash	Western boundary of Cedar House.
T 7	Medium Horse Chestnut	In grounds of Cedar House.
T 8	Medium Cherry	In grounds of Cedar House.
T 9	Large Plane	In grounds of Cedar House.
T 10	Large Horse Chestnut	Western boundary of Cedar House.
T 11	Large Lime	Western boundary of Cedar House.
T 12	Large Lime	Western boundary of Cedar House.
T 13	Large Horse Chestnut	Western frontage of Local Authority Sub-station.

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 black 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	

* The word " NONE " must be entered where necessary.

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H09/0406/92/A1 Date Received: 12-MAR-93

Applicant: Lincoln Co-operative Society Ltd., Tanners Lane Lincoln LN5 7AS

Agent: N A Wilding City Designs 3 Wasps Nest Nocton Fen Lincoln LN4 2AZ

Description of Original Development: Proposed Class A1 shop

Location: East of Boston Road, Holbeach

Amendment Submitted: Infill gable end of main entrance canopy with profiled metal cladding to match existing down to eaves level to cloak roof framing and relocated illuminated sign from side of building to new gable end.

Drawing Number(s): 92.51.1.D

29 March, 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

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)

PLANNING AMENDMENT

For office use only
Application No. H09/406/92/A1
Date registered 12 MAR 1993
Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LINCOLN CO-OPERATIVE SOCIETY LTD.
TANNERS LANE,
LINCOLN. LN5 7AS.

Tel. No. 0522 512211

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

N. ANDREW WILDING
CITY DESIGNS,
3. WASPS NEST,
NOCTON FEN,
LINCOLN. LN4 2AZ

Tel. No. 0526 322281 (Contact) N. WILDING.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	BUILDING APPROVAL H09/406/92. SIGNS APPROVAL H09/1309/92.
Building Regulation reference relating to same development.	BUILDING APPROVAL B09/604/92

2. Please tick **one** box only

A. Amendment is proposed where permission already granted — ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed N. Andrew Wilding Date 10th. MARCH 1993.

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	NEW SUPERMARKET WITH ILLUMINATED SIGNS.
As **NOW PROPOSED**, if different	AS ABOVE
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	INFILL GABLE END OF MAIN ENTRANCE CANOPY WITH PROFILED METAL CLADDING TO MATCH EXIST, DOWN TO EAVES LEVEL TO CLOAK ROOF FRAMING, & RELOCATE ILLUMINATED SIGN FROM SIDE OF BUILDING TO NEW GABLE END.
State drawing no's of the current submission	92.51.1.D.
State Officer dealing with the application, if known.	MR. 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

528. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 9 of Part I of Schedule 12A to the Act.

529. BOSTON ROAD, HOLBEACH - PROPOSED SUPERMARKET (32/92)

Further to the above minute the Director of Administration reported that planning permission had now been granted for a supermarket development on land adjoining the Council's existing car park at Boston Road, Holbeach, and reported the District Valuer's recommendations regarding appropriate terms for the right of way over the Council's access, and a suitable contribution towards future maintenance costs of the access road.

RESOLVED: The terms recommended by the District Valuer be approved, and the developers be informed accordingly.

(Councillor R C West declared an indirect interest in the above item, and left the Council Chamber during consideration thereof.)

(Councillor G J Hawkins left the meeting during consideration of the above item.)

(End of Minutes)

P.O. Box 4444, Wisbech, Cambs. PE13 1DH
Telephone 0945 65451 Fax 0945 589330

FOR INFORMATION

Hunting Gate

4444

Hunting Gate Construction Anglia Ltd.

Our ref:[MIN:3B:SHDC-HOL.LIB-SE/BKS]

8 September 1992

Original passed to Mike Chapman & Housing + Property Services. Sean Lawson & Environmental Services also aware + he will advise Gordon Ridgeway accordingly!
DMC 14/9.

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sirs

re: New Supermarket for Lincoln Co-op, Boston Road, Holbeach

We are the appointed design and build contractors for Lincoln Co-op on this project.

We enclose herewith for your information one copy of the detailed working drawings Nos PRC/140/100a and 101 that relate to the Section 106 Agreement and condition 7 of the Planning Consent ref: H09/0406/92 dated 16.6.92 granted to Salter Estates Ltd.

It is our intention to carry out these access roadway works at the same time as the external works of the new supermarket. Prior to actual commencement we shall give you 48 hours notice.

We trust you find this satisfactory.

Yours faithfully
for HUNTING GATE CONSTRUCTION ANGLIA LTD

B K SNOOK
General Manager

Enc

cc: M Ricketts

S.H.D.C. PLANNING DEPT.
RECEIVED
10 SEP 1992

Joyce I hope Gordon knows of this, which is as much a landownership matter as a planning one. MR

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Cllr. N.P. Judge MBE,
"The Forme",
Holbeach Drove,
Spalding,
Lincs.
PE12 OPX.

Your Contact: Mr K Woods

Our Ref: KW/JJ H09/1320/91
H09/0406/92

Your Ref:

Date: 26 Oct 1992

Dear Councillor Judge,

SALTER ESTATES AND LINCOLN CO-OP - APPLICATION H09/0406/92, BOSTON ROAD, HOLBEACH.

Your query in relation to the access made through the existing boundary fence on the approach road to the Boston Road car park has been investigated. The plans with application H09/0406/92, approved on the 16th June 1992, shows that there will be an access at this point to the customers parking area of the new Lincoln Co-Operative Store. At the present time the gated access has been formed to allow easier access to that part of the site by contractors vehicles. There does not therefore appear to be any breach of planning control which would require enforcement action in respect of this development.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

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

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

PLANNING AMENDMENT

For office use only

Application No. H09/406/90

Date registered 09 JAN 1991

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

PLANNING AMENDMENT

For office use only

Application No. 1409/406/92

Date registered 18 MAY 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

LATE OBS: Off. DG Date 20/5
Select rows highlighted

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans ☐

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Trees are subject of Holbeach TPO. NO. 7. 1975.

T5 A. Beech. Fine tree - some die back present in upper canopy - may be just back to crown in bud.

T13 B. Horsechestnut. A cavity is present ? new decay. Tree seems to be under stress, some die back also evident.

T10 C. Horsechestnut

T11 D. Lime. Some dead wood / epicormics removed, also bottom growth to trim.

T12 E Lime. Bottom growth could be tidied.

T6 F. Ash. Some of the lower branches could be tidied up.

T7 G. Horsechestnut. Could do with removal of ivy, after bird nesting period.

T9 H. London Plane. Very tall tree. Could do with removal of ivy after bird nesting period.

A vast number of young saplings are present on the site, which should be incorporated in a landscaping scheme, although many could require resiting: Species noted included; dozens of Ash, some Silver Birch, Sycamore, Horsechestnut, Sallow and even Rowan and Yew.

Main points:

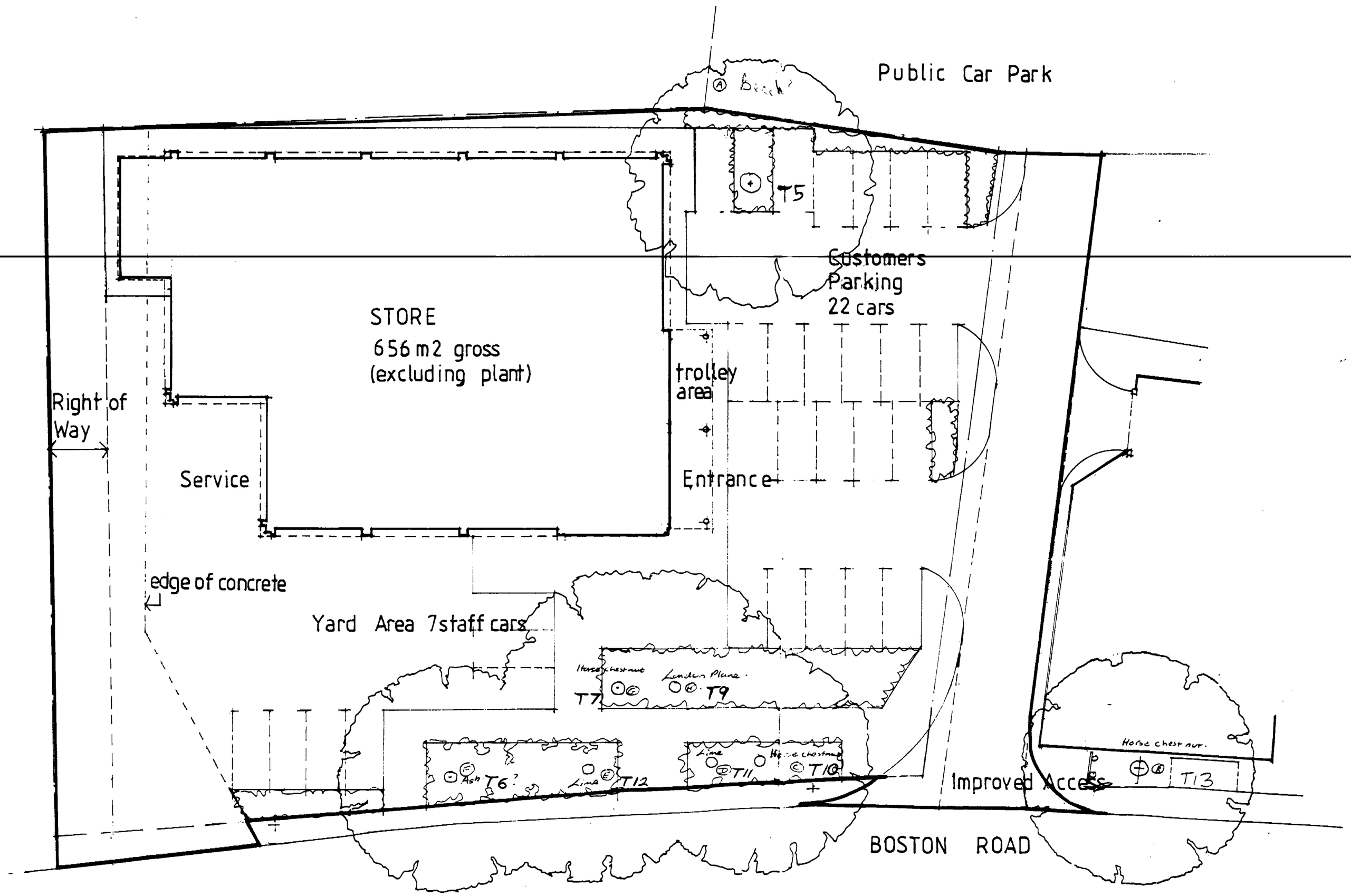
1. Beech should not be put under further stress by any root or canopy damage. The canopy only extends approximately 2½ metres on the side near the proposed Store. Approximately 5 metres in other directions.

2. Will the London Plane which is in any case considered unsafely be considered for safety removal in the future?

3. Other trees must not suffer disturbance, ie roots/canopies, particular care will need to be taken not to put Horsechestnuts (2) under further stress. Due to present conditions - see above.

4. The saplings on the site should not all be destroyed. There is a tremendous potential tree bank for this and other landscaping schemes.

DMT. 27.4.92.



SOUTH HOLLAND D.C. PLANNING 01 APR 1992 REF. H406/92.

REVISIONS
A) 31·1·92
ACCESS ROAD WIDTH ADDED

Hunting Gate Project Management

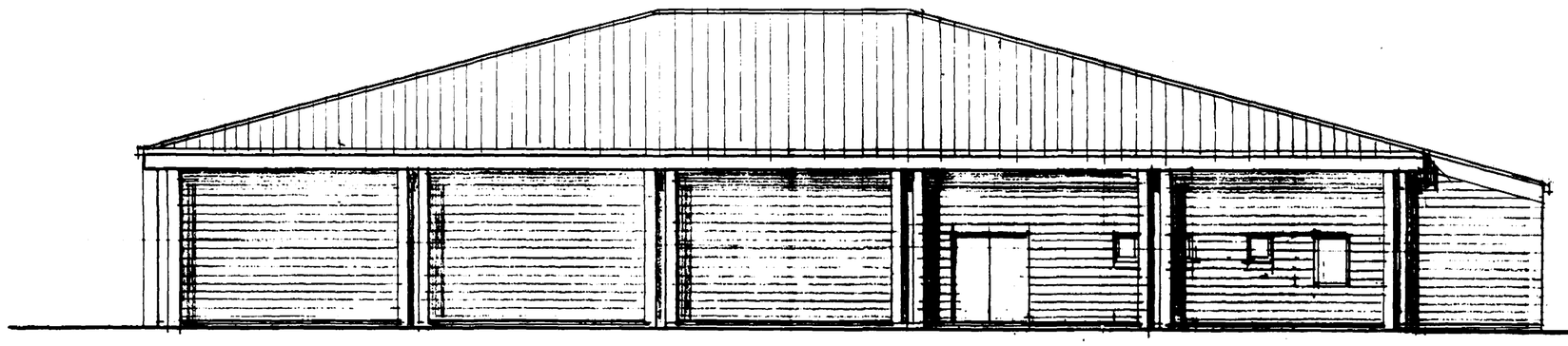
Hunting Gate 4444

Head Office:
PO Box 4444, Hunting Gate, Hitchin, Herts SG4 0TB
Telephone 0462 3 4444
0462 5 4444
Telex 82444
Fax 0462 55924

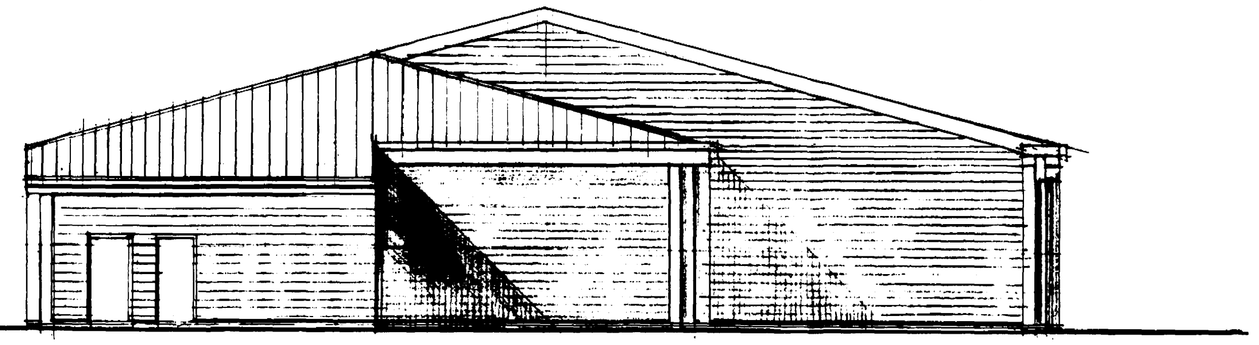
contract: PROPOSED RETAIL STORE HOLBEACH.

title: SITE PLAN

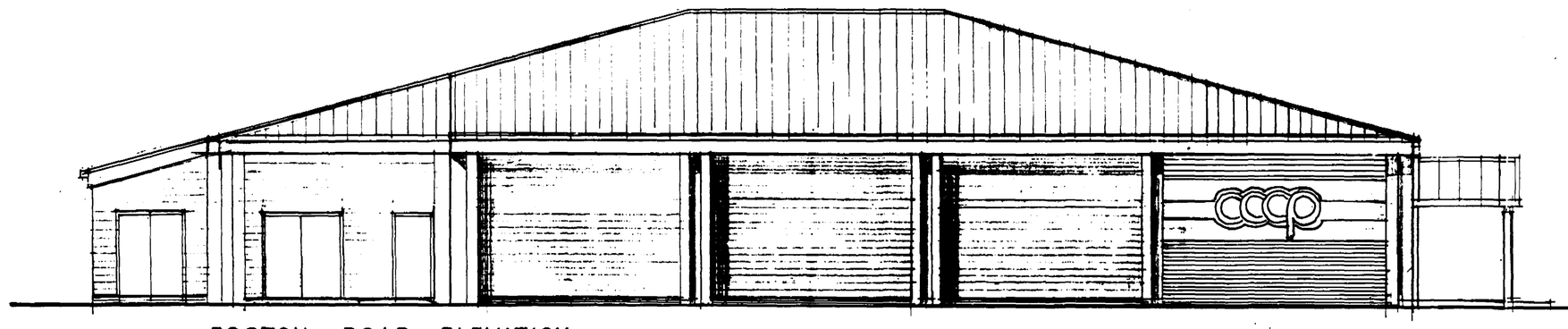
scale: 1:200 DO NOT SCALE FROM THIS PRINT
drawn:
date: Dec 91
drawing no: 1031/04
rev. A



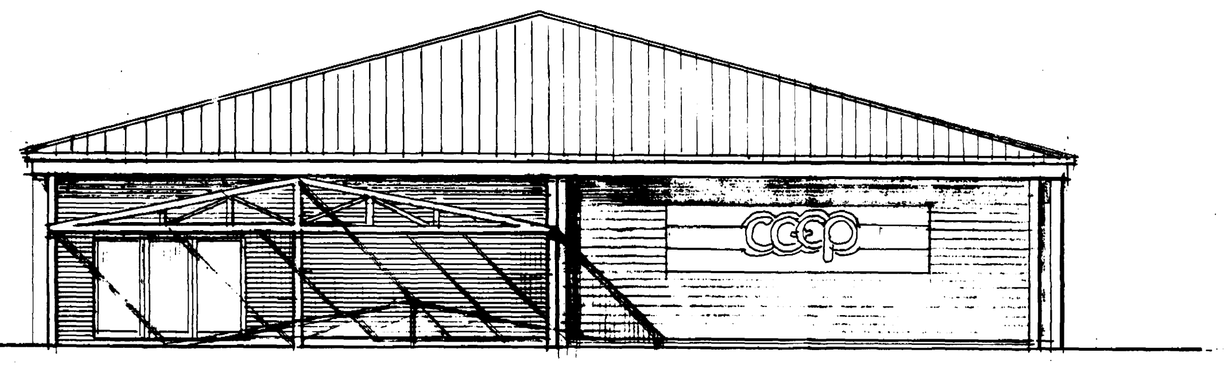
REAR ELEVATION



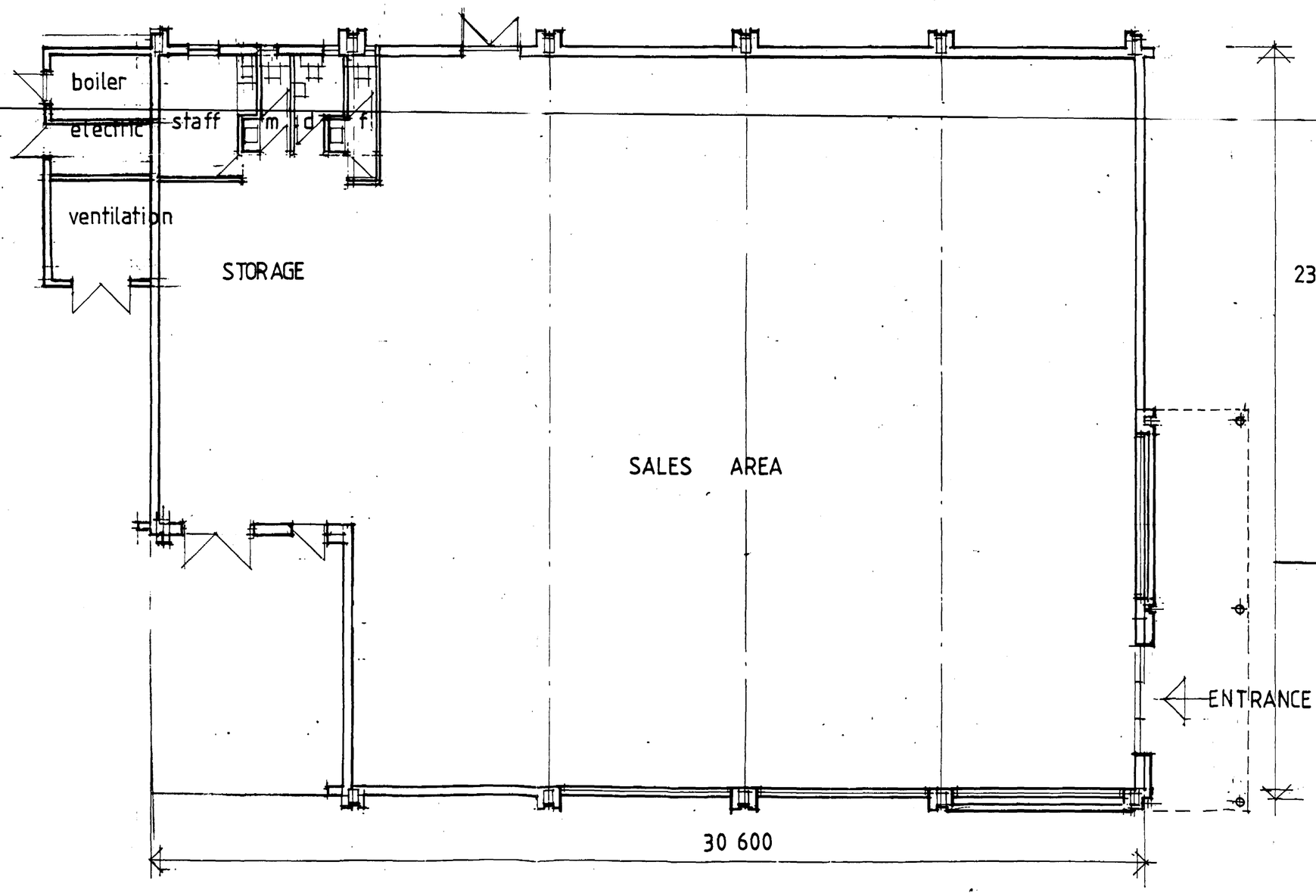
SIDE ELEVATION

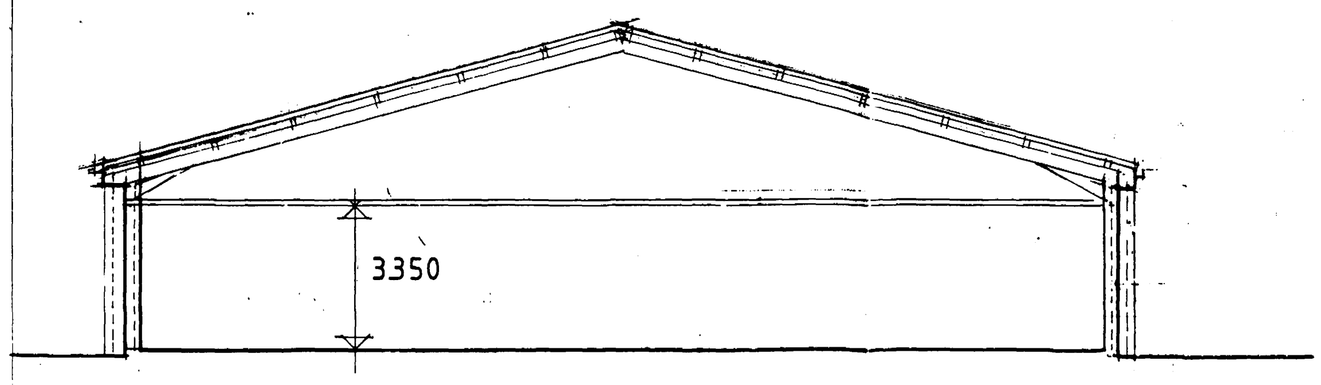


BOSTON ROAD ELEVATION



ENTRANCE – CAR PARK ACCESS ELEVATION .





SECTION

MATERIALS

ROOF	Profiled plastisol sheeting colour "Merlin Grey"
	Plastisol fascia colour white.
WALLS	Plastisol sheeting colour 'Mushroom' w
	Brick piers & panels 'Melford Yellow' classic L.B.C.

01 SEP 1992
0406/92

Revisions C) 3/2/92. roof pitch 15°, signs, service door & boiler room amendments.
B) 20/12/91. porch revised, boiler room added. brick panels & signs.
A) 9/12/91. windows omitted. porch amended. colours added.

Hunting Gate Project Management

Hunting Gate 4444

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0462 45 4444
Telex 82444
Fax 0462 455924

contract
HOLBEACH BOSTON ROAD

title
PLAN & ELEVATIONS

scale: 1:100. DO NOT SCALE FROM THIS PRINT
drawn: date:
drawing no: 10.24/02 rev

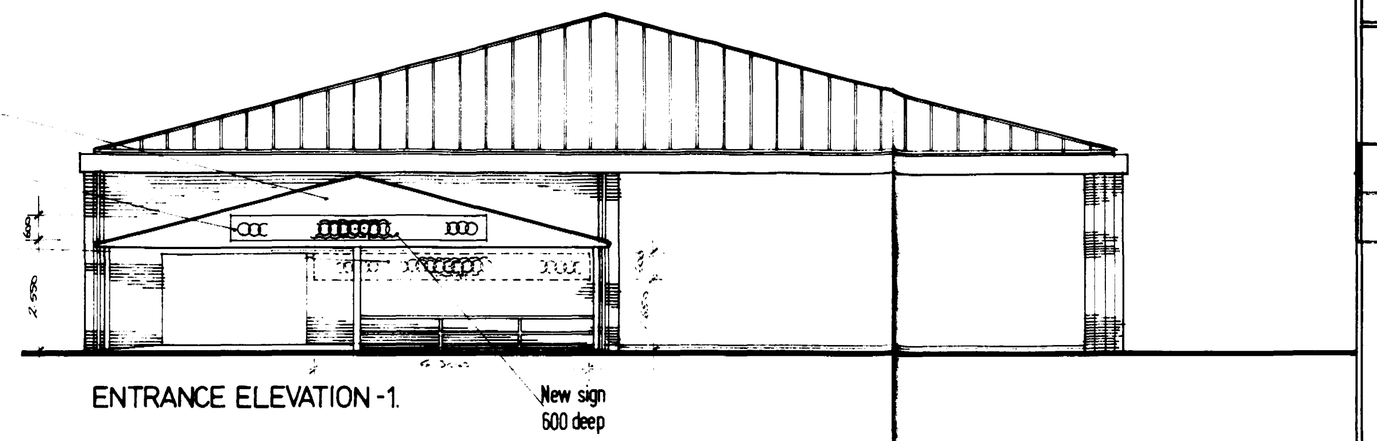
ALL DIMENSIONS TO BE CHECKED ON SITE

REVISION D

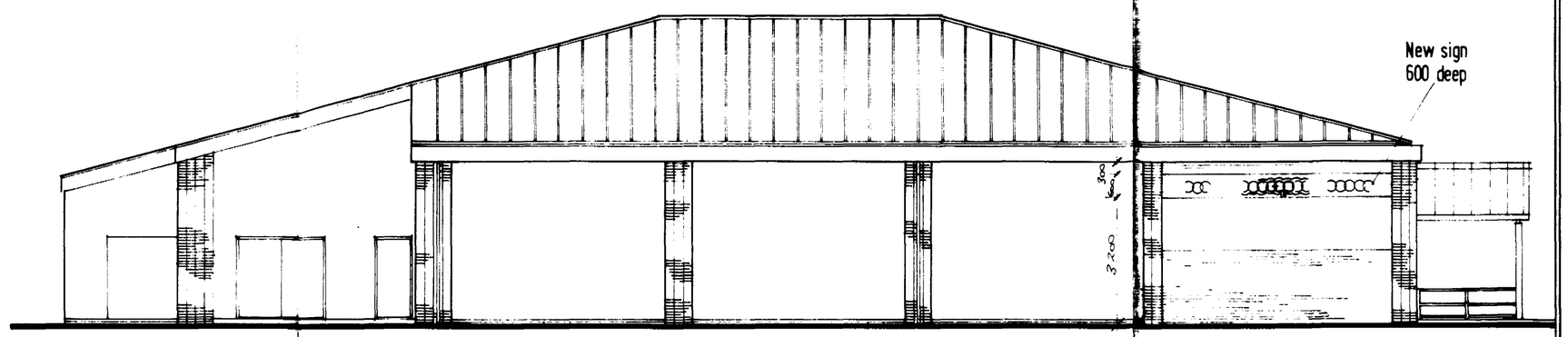
infill gable end of canopy with profiled metal cladding to match ext. wall cladding.

relocate illuminated sign from wall to new gable. sign 600 x 5800.

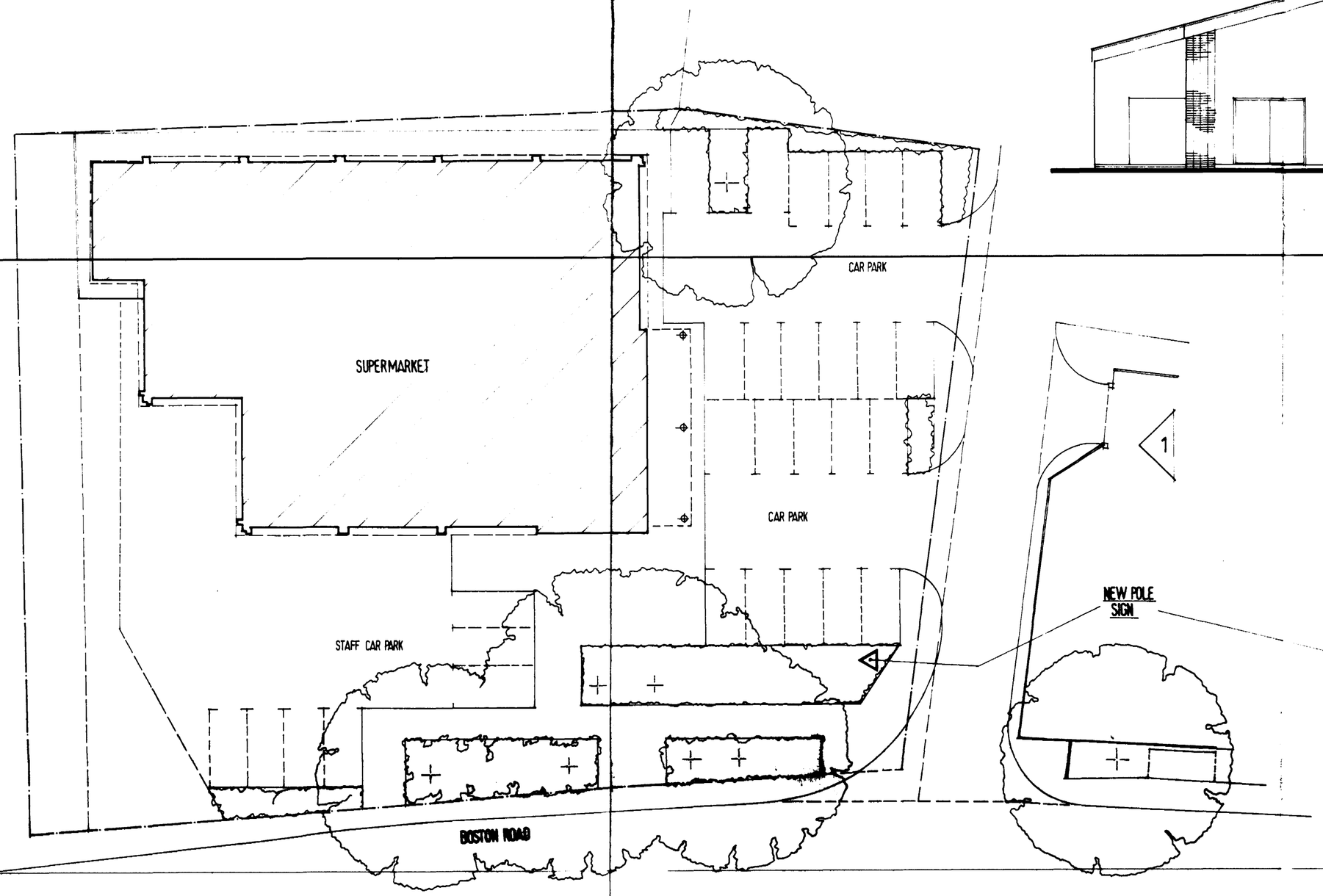
original position of sign



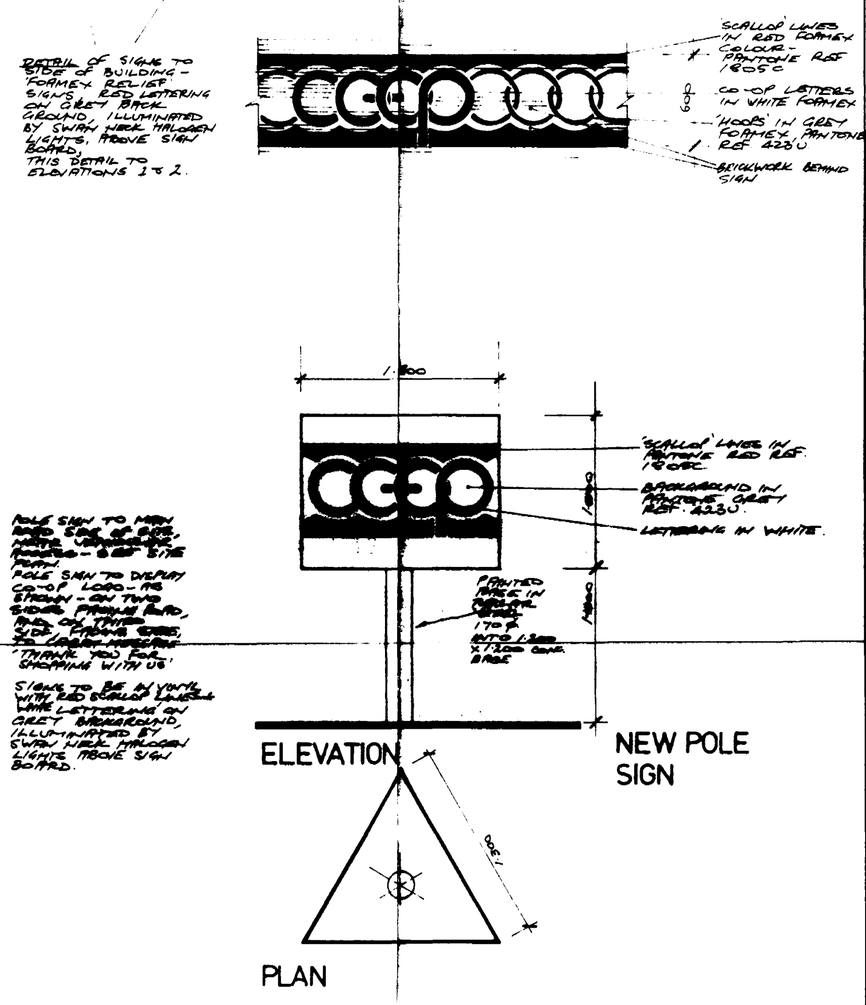
ENTRANCE ELEVATION - 1.



BOSTON ROAD ELEVATION - 2.



SITE PLAN 1:200.



CITY DESIGNS

3, WASPS NEST,
NOCTON FEN,
LINCOLN. LN4 2AZ.
TEL. METHERINGHAM (0526) 322281.

NOTES

APPROVED PLAN
Ref. M1

SOUTH HOLLAND D.C.
PLAN DEPT
11 MAR 1993
REF H.0.6/93

JOB
NEW ILLUMINATED SIGNS TO NEW SUPERMARKET.

SITE
BOSTON ROAD, HOLBEACH, LINCS.

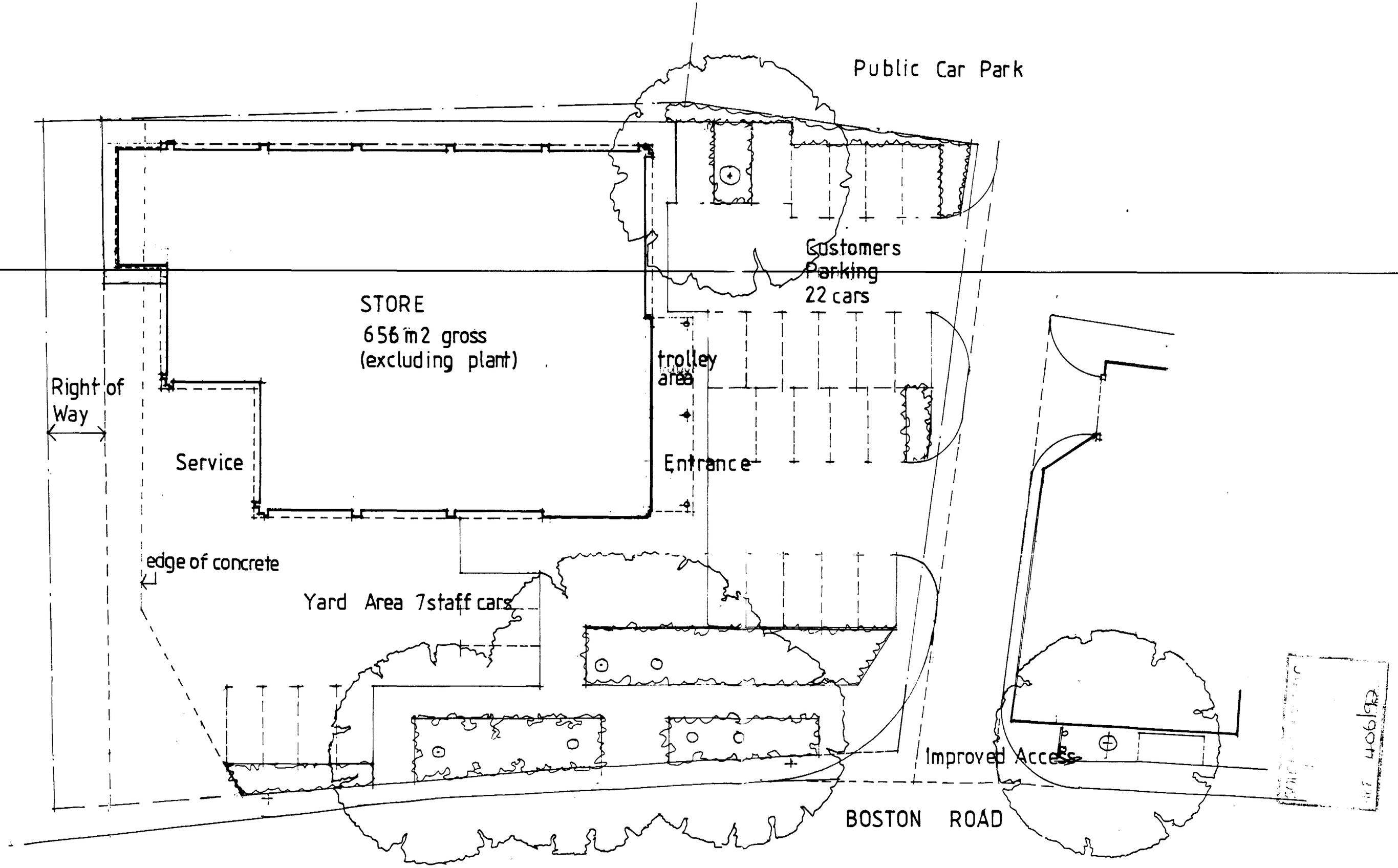
CLIENT
LINCOLN CO-OPERATIVE SOCIETY LTD.

DRAWING
PLAN AND ELEVATIONS.

SCALE
1:50, 1:100, 1:200, 1:50.

DATE	
16·12·92·	21/2·93 Re-location of sign (D)
	2/3/93 Pole sign to both ends (C)
	19·2·93 Minor alterations (B)
	10·2·93 Minor alterations (A)

REF	DRAWN	REV
92·511·		D



REVISIONS
A) 31:1:92
ACCESS ROAD WIDTH ADDED
B) 8:6:92
CAR PARKING ADJUSTED.

Hunting Gate Project Management

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04625 4444 Fax 0462 55924

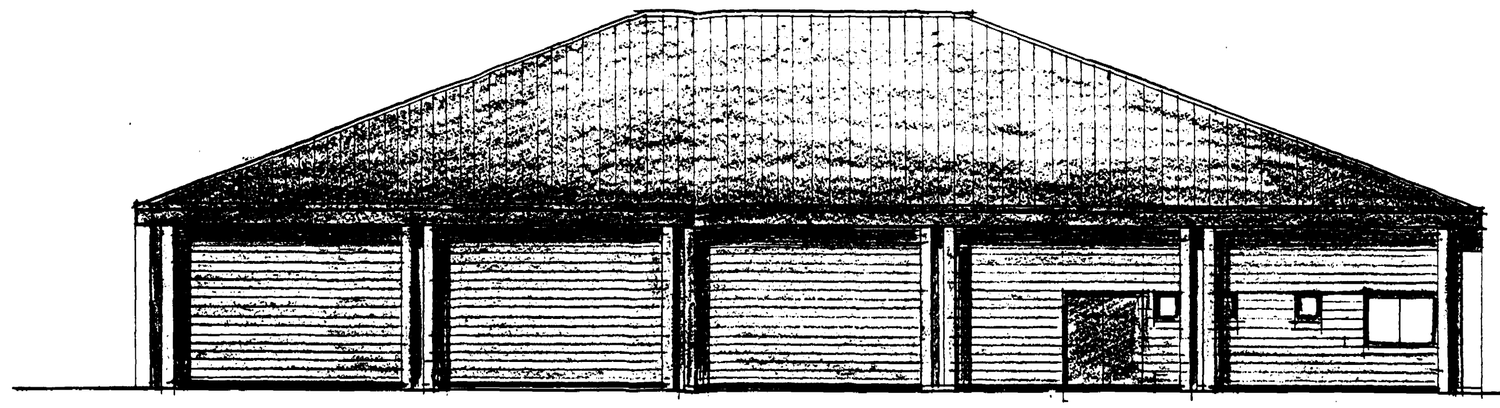
contract
PROPOSED RETAIL STORE HOLBEACH.

title
SITE PLAN

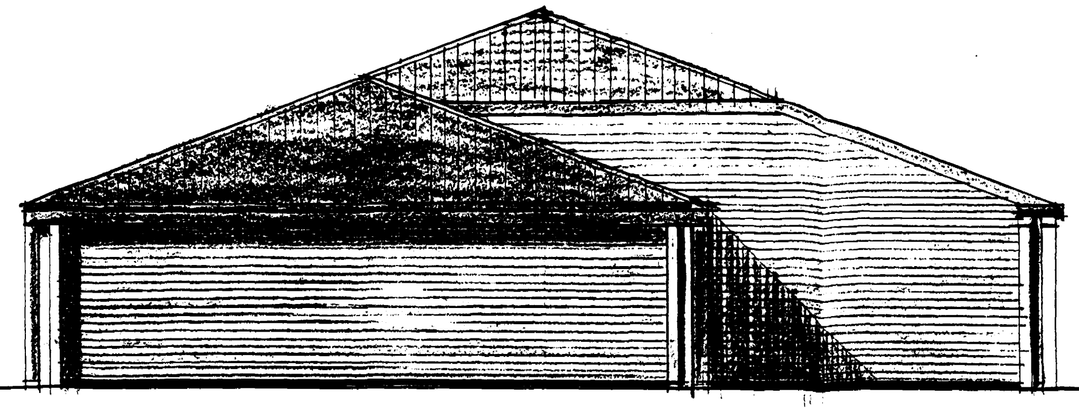
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drawn: date: Dec 91
drawing no: 1031/04 rev. B

E. M. Pavey, B.Sc., B.Arch., RIBA.

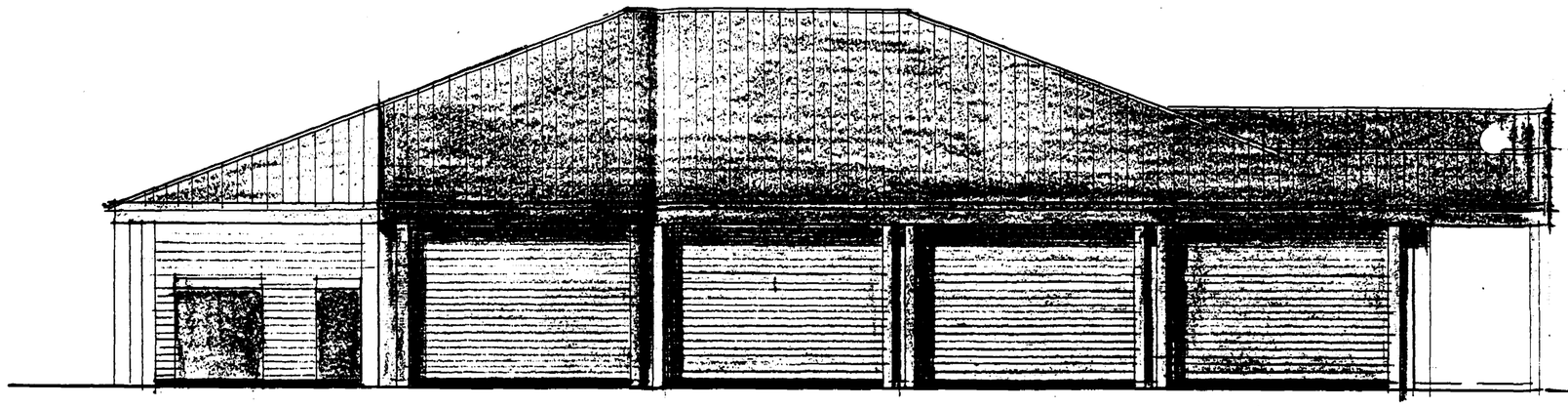
This drawing is copyright



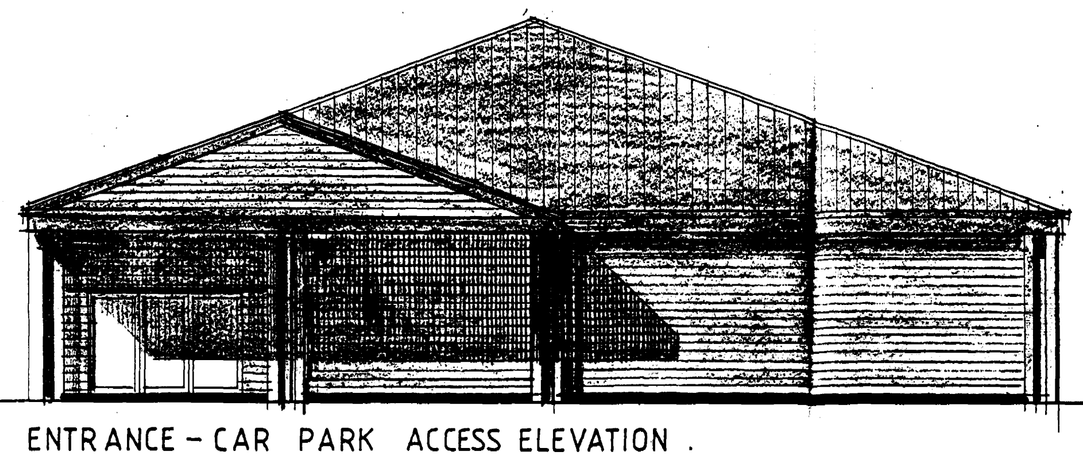
REAR ELEVATION



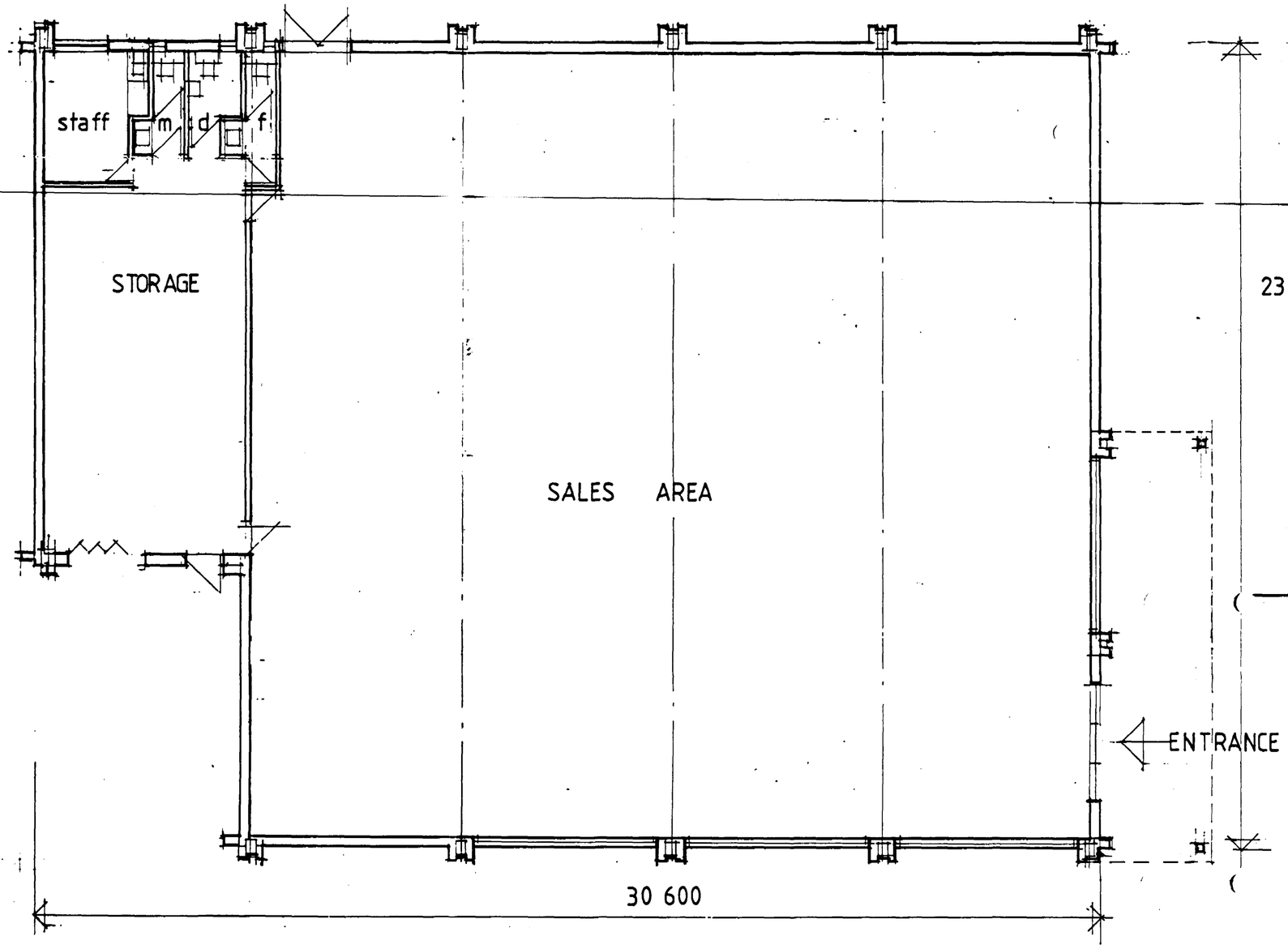
SIDE ELEVATION

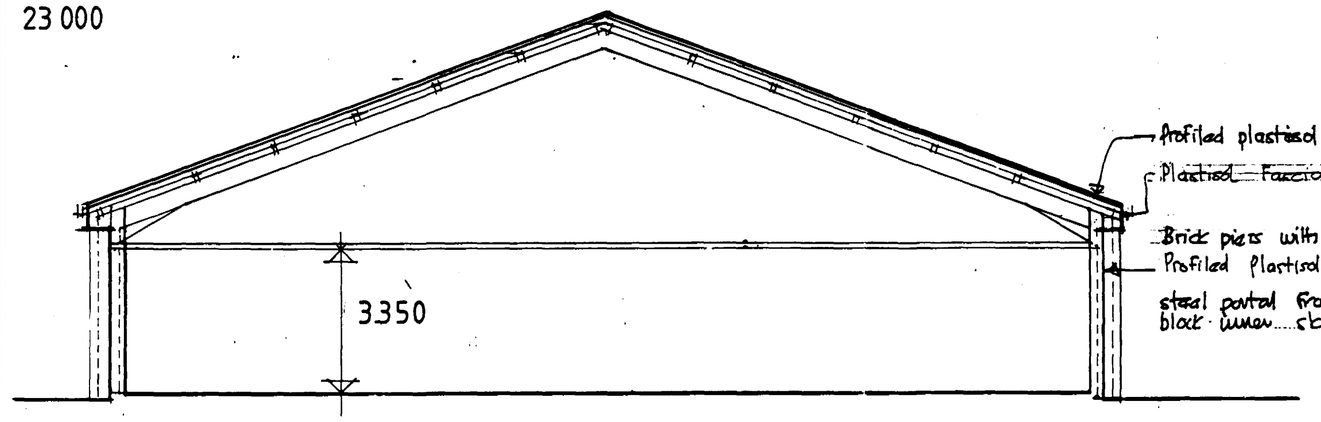


BOSTON ROAD ELEVATION



ENTRANCE – CAR PARK ACCESS ELEVATION .





SECTION

PLANNING DEPT.
RECEIVED
10 DEC 1991
Ack.
Acknowledge YES/NO
by
date

Revisions A) 9/12/91. windows omitted. porch amended. doors added.

Hunting Gate Project Management

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0462 45 4444 Fax 0462 455924

contract

HOLBEACH BOSTON ROAD

title

PLAN & ELEVATIONS

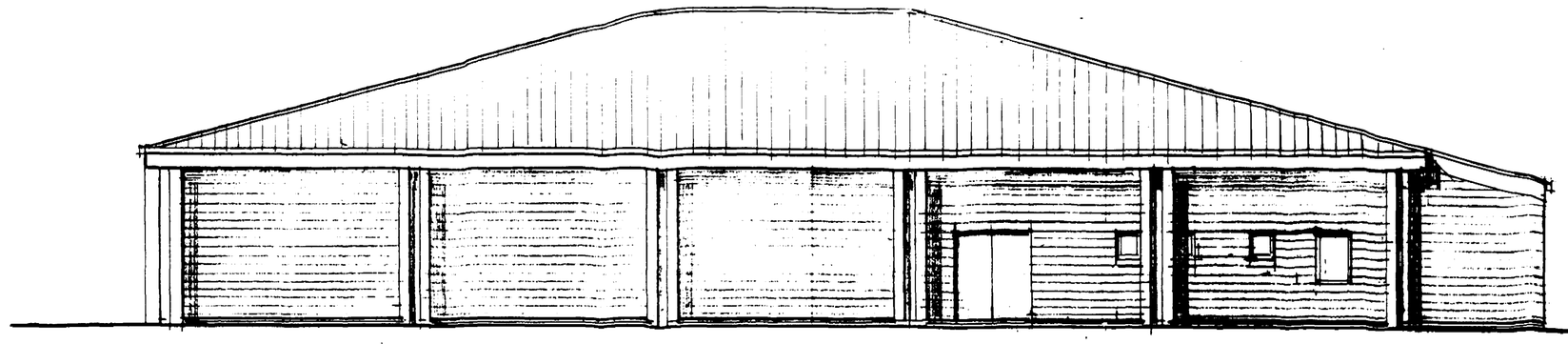
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drawn: date:

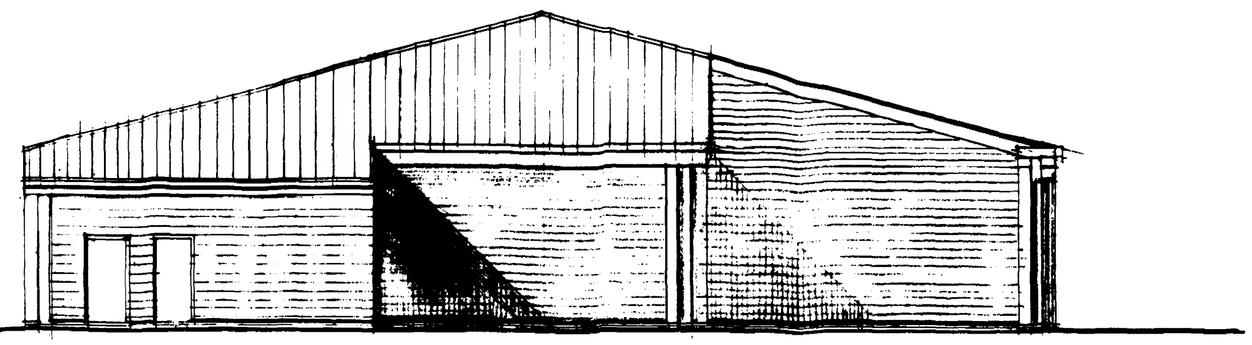
drawing no: 1031/03 A. rev

E. M. Pevsy, B.Sc., B.Arch., RIBA,
J. E. Washington, Dip.TP, MRTPI, ASTPT, MBIAT.

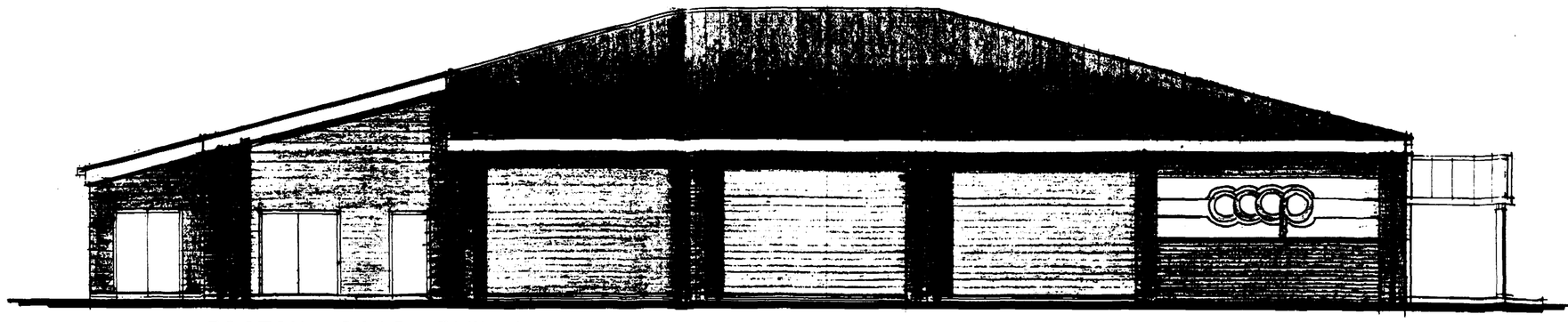
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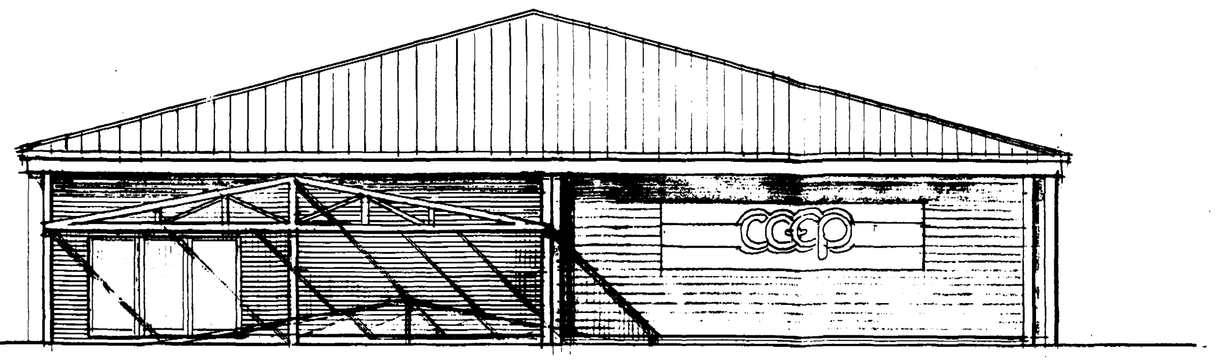
REAR ELEVATION



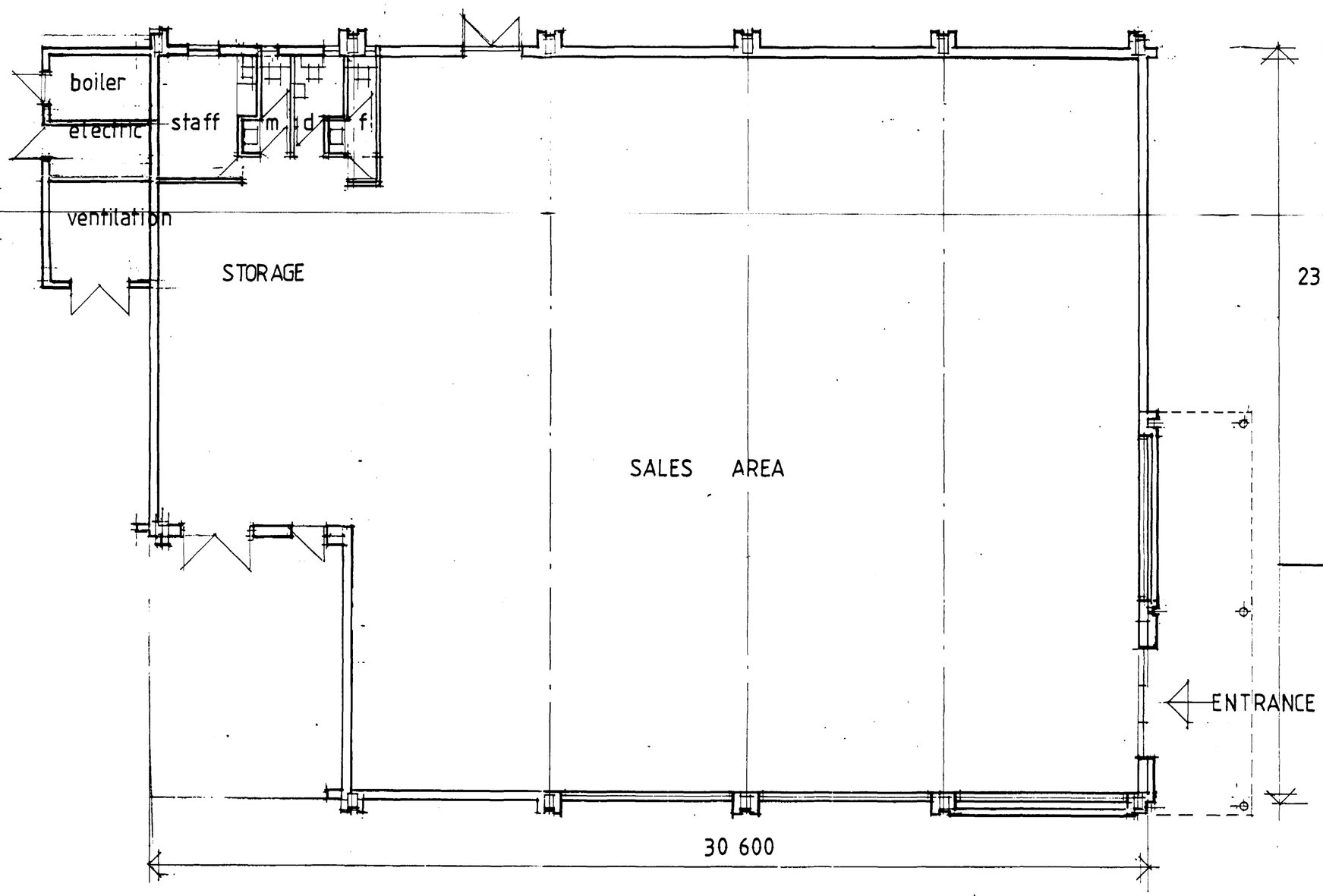
SIDE ELEVATION

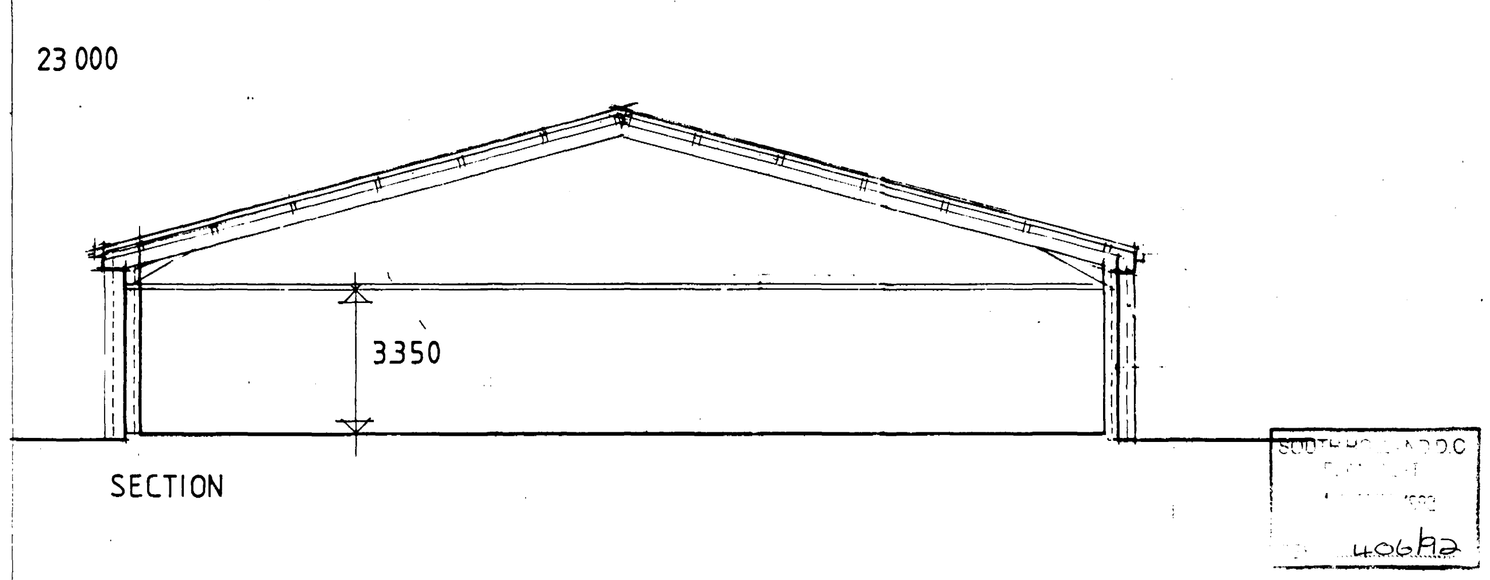


BOSTON ROAD ELEVATION



ENTRANCE – CAR PARK ACCESS ELEVATION .





SECTION

SOUTH HOLLAND D.C.
PLANNING
1992
406/92

MATERIALS

ROOF	Profiled plastisol sheeting colour "Merlin Grey"
	Plastisol fascia colour white.
WALLS	Plastisol sheeting colour "Mushroom" w
	Brick piers & panels "Melford Yellow" classic L.B.C.

Revisions C) 3/2/92. roof pitch. 15°, signs, service doors & boiler room amendments.
B) 20/12/91. porch revised, boiler room added. brick panels & signs.
A) 9/12/91. windows omitted. porch amended. colours added.

Hunting Gate Project Management

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0462 45 4444 Fax 0462 455924

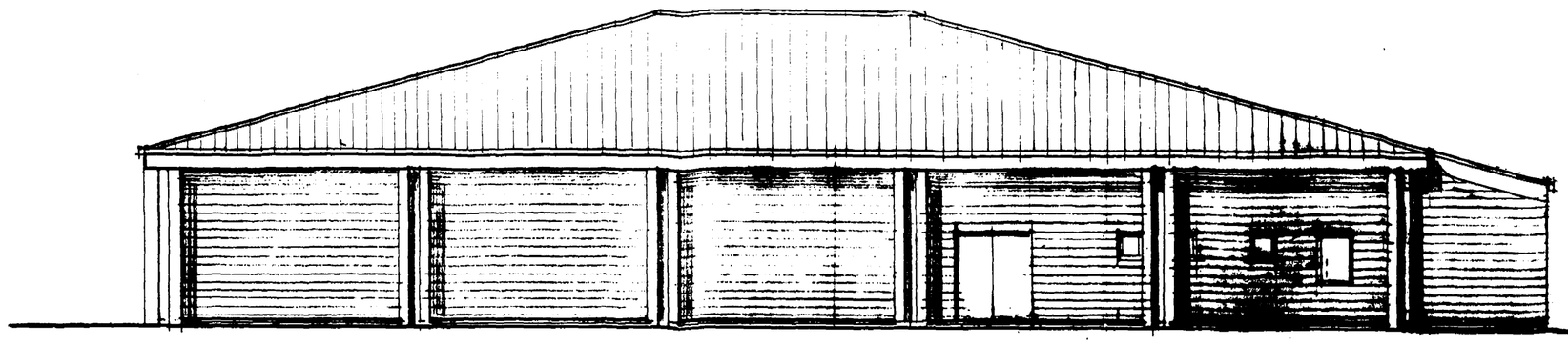
contract
HOLBEACH BOSTON ROAD

title
PLAN & ELEVATIONS

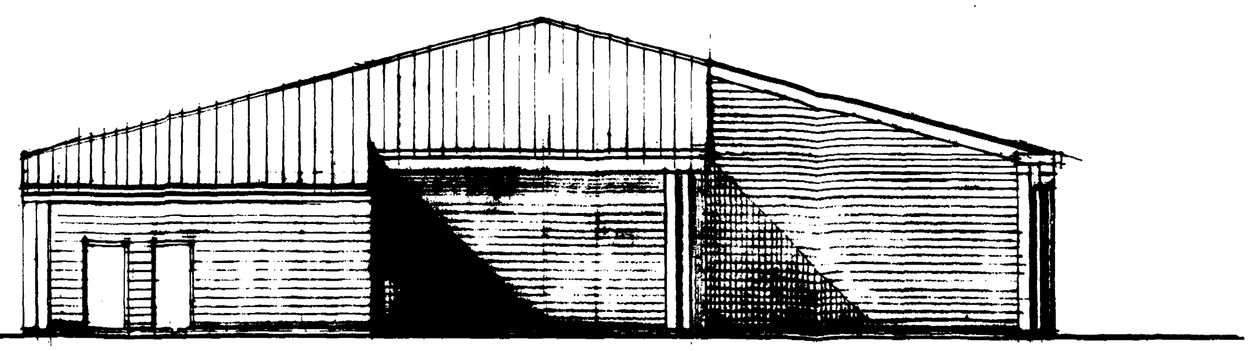
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drawn: date:
drawing no: 1031/03 rev. D

E. M. Pavey, B.Sc., B.Arch., RIBA,
J. E. Washington, Dip.T.P, M.R.T.P.I, A.S.T.P.T, M.B.I.A.T.

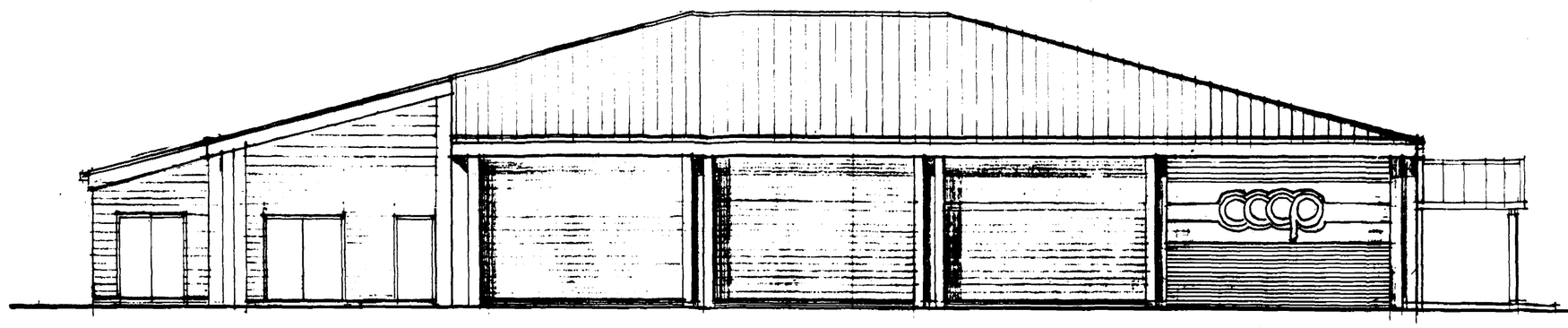
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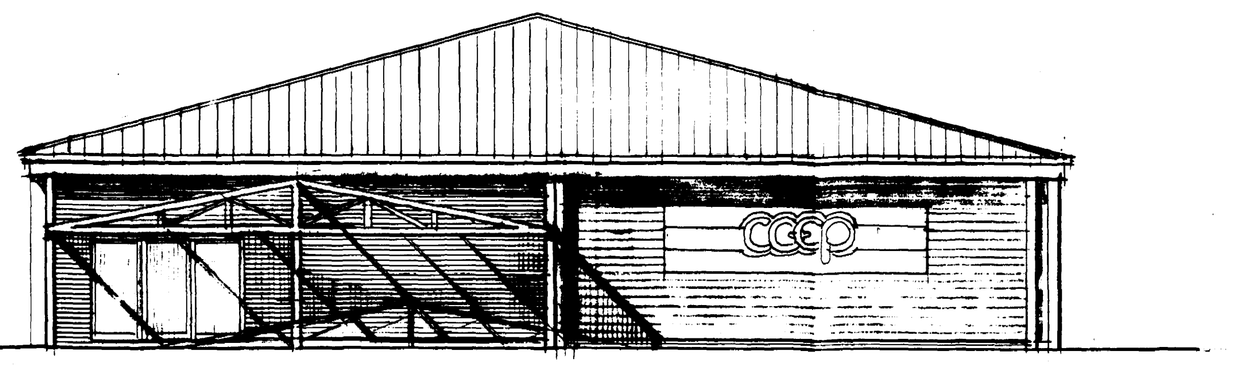
REAR ELEVATION



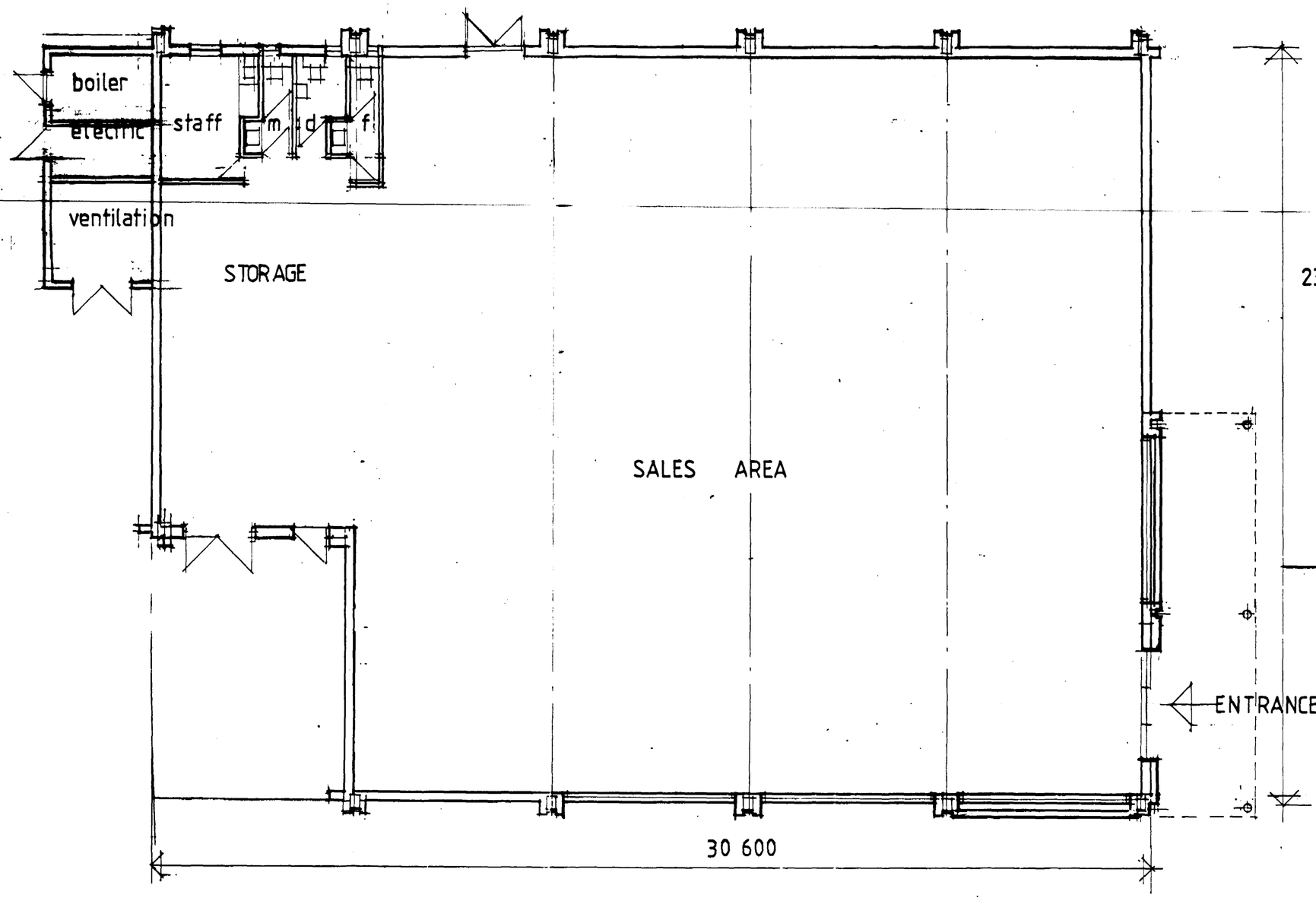
SIDE ELEVATION



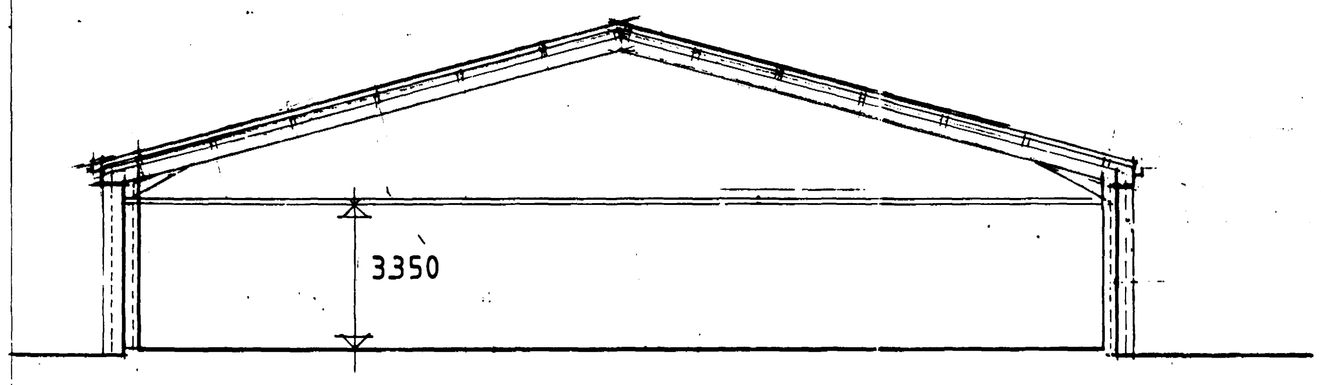
BOSTON ROAD ELEVATION



ENTRANCE - CAR PARK ACCESS ELEVATION .



23 000



SECTION

MATERIALS

ROOF	Profiled plastisol sheeting colour "Merlin Grey".
	Plastisol fascia colour white.
WALLS	Plastisol sheeting colour "Goosewing Grey".
	Brick piers & panels "Heather Charnwood Brindled Red" by Butterley Brick Limited.

REF 4.06/92

E) 8/6/92 External materials amended.
D) 18/5/92 Roof line amended over storage.
C) 3/2/92. roof pitch 15°, signs, service door & boiler room amendments.
B) 20/12/91. porch revised, boiler room added. brick panels & signs.
Revisions A) 9/12/91. windows omitted. porch amended. colours added.

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0462 45 4444 Fax 0462 455924

contract
HOLBEACH BOSTON ROAD

title
PLAN & ELEVATIONS

scale: 1:100. DO NOT SCALE FROM THIS PLAN

drawn: date:

drawing no: 1031/03 rev. E

E. M. Povey, B.Sc., B.Arch., RIBA,
J. E. Washington, Dip.T.P. MRTPI, ASTPT, MBIAT.

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