APPLICATION No. H09/0598/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2
Location Plan	4
Application Form	5
Check Sheets	8
Other Correspondence	11
Drawings	102
Post Decision Amendments	—

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0598/93 Received:23-JUN-93 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).
Location : Machins Site North Parade
Holbeach

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 Within one month of the date of this permission a scheme of 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. Such scheme shall be implemented to the satisfaction of the Local Planning Authority within one month of the approval of the submitted scheme. 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.

2 Within one month of the date of this permission (and notwithstanding the details shown on the submitted approved plans) full details of the surfacing of the areas of car parking shall be submitted to and approved in writing by the Local Planning Authority. Such surfacing shall be provided to the satisfaction of the Local Planning Authority within one month of approval of the submitted details.

Reason: In the interests of residential amenity and highway safety.

For the avoidance of doubt, you are advised that planning permission has been granted under Section 73A (3) of the Town and Country Planning Act 1990 so as to take effect from the date on which the development was carried out.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

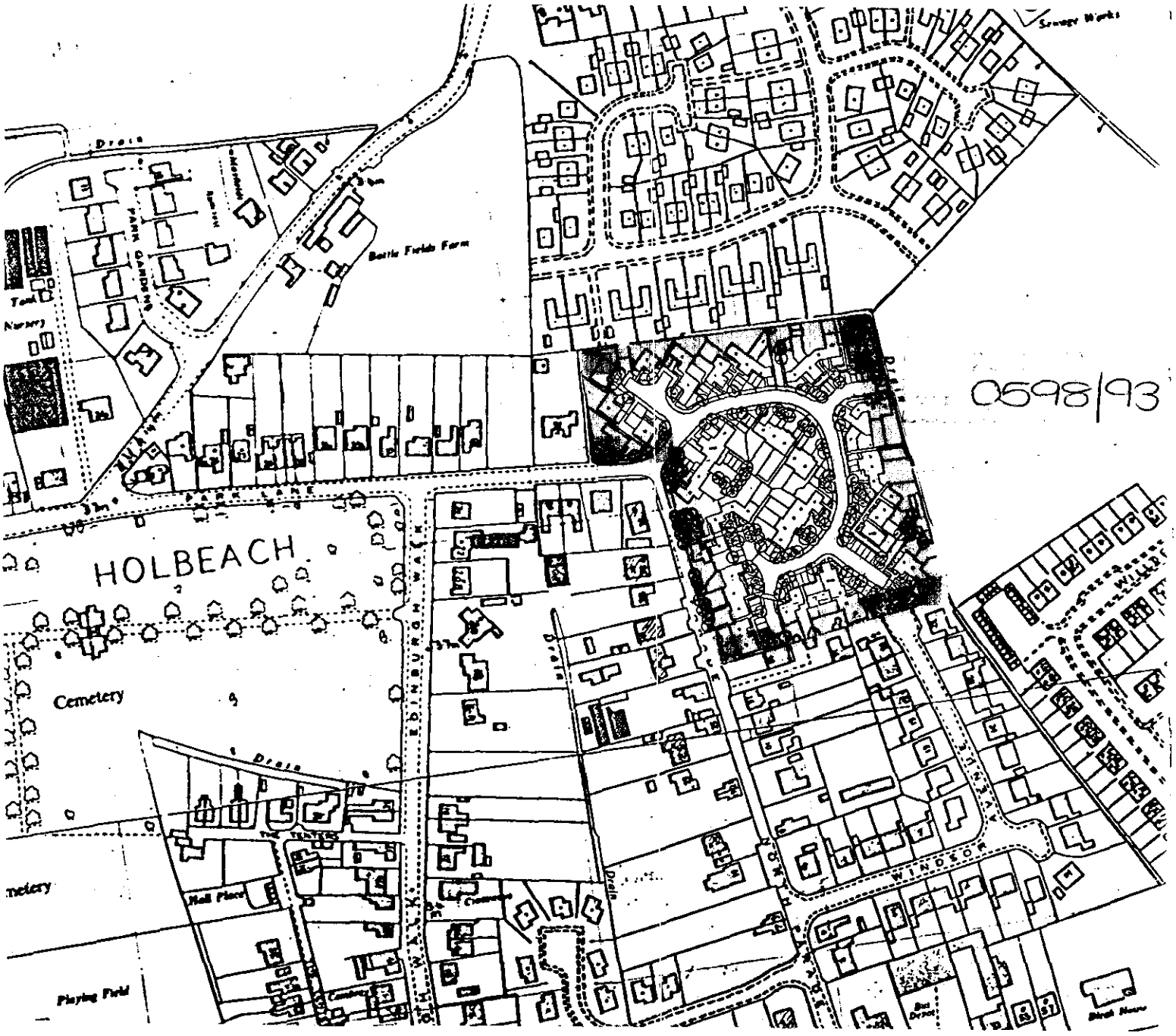
Director of Planning and Building Control Services
06-AUG-93 H09/0598/93

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)

LOCATION PLAN



NORTH PARADE, HOLBEACH

Dwg 1438/38/6000 Scale 1:2500 May 1993

Robert Doughty CHARTERED TOWN PLANNER and LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire.
Telephone Swaton (0529 21) 646 / 7

DRAWING
27 MAY 1993
ISSUED

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0598/93

Date Registered 23 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planners and Landscape Architects
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 ORA
Tel. No. 0529 21 646/7
(Personal contact name) Robert Doughty

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Machins Site, North Parade, Holbeach Lincolnshire.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Retrospective planning application for the erection of 20 bungalows, 35 houses and 13 flats.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £6000 If you consider no fee is payable include a written explanation instead.

Signed... Date 28 May 1993 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

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).

Previous Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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:

Please see attached schedule 28.5.93

Signed ..... (~~Applicant~~ / Agent) Date 27th May 1993

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 28th May 1993

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

Tenant's Name:

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 68
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	Please see attached plans — metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	As built
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.

Residential

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

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road — ✓

or

B. There will be a new or altered access to a public road — ➡ If so, name of road: Will there be— Individual access(es) / New estate road

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

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 — Surface water 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 — 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.	no	➡ Date: Consultee(s)
Is this application related to a previous submission?	yes	➡ Application No. H09/0425/90

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 2/7

Site Notice posted by
Date 2/7
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

? Landscaping – part of application?
? Treatment of parking areas (previous commitment through committee?)

Checked elevations – are correct except two instances of P.D. (checked with Glynn James/Dc Users)

RECOMMENDATION/DECISION

NON–DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda ✓ 5/8

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Note copy of decision notice to accompany notification letter to residents

DC INSTRUCTION SHEET

APPLICATION REF: H09/0598/93

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer JOHN BRACEWELL

Senior Officer Confirmed ..... Date 28/6 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 6000

Receipt No

Date first Rec'd 23 JUN 1993

Registration

Reference H09/0598/93

Cross--Ref ?

Date 24-JUN-93 ~~DAES~~

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: ~~Retention of~~ residential estate ~~(in the form)~~ 95 constructed (50 bungalows, 32 houses + 13 flats)

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £6000 | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 151 OS Plots
Grid ref 536540 325160

Ward J Parish HOLBEACH

Inside IBD YES Inside LP area NO

Constraints:

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

Linked to site Ref 1433

Linked to property Ref

Planning Records:
Earlier apps

1264/92
0921/91
0922/91
0666/91
0665/91
0104/87
1058/88
1127/92

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

APPLICATION REFERENCE: H09/0598/93 DATE RECEIVED: 23-JUN-93

TYPE: Full

DESCRIPTION: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).

LOCATION: Machins Site, North Parade, Holbeach.

APPLICANT: Kings Quality Homes AGENT: Robert Doughty

REASON FOR COMMITTEE CONSIDERATION

Application has been submitted at Committee's request. Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

RECOMMENDATION

Grant Permission.

COMMENTS

1 The Committee will recall that at its meeting on the 12 May 1993 it resolved that the developers, Messrs Kings Quality Homes, should be invited to submit a full retrospective planning application to regularise the position with respect to "The Hollies", North Parade, Holbeach.

2 The current application is in response to that resolution.

3 Apart from two minor instances of permitted development, the plans submitted appear to accord with the situation on the ground.

4 Although the plans show landscaping and car parking areas (the latter are shown as having a gravel surfacing on the plans) it is considered these details should be reserved for subsequent consideration in the interests of expediting this application. As the Committee will be aware, it was insistent the parking areas should be constructed in accordance with the original approved plans and with regard to landscaping, further negotiation will be required particularly as some landscaping has already been undertaken.

REPRESENTATIONS

Parish Council: Unable to comment.

Public: Objections from 2 householders on following grounds: -

- Planted trees too close to house.
- Parking areas inadequately surfaced - tarmac with rolled in chippings should have been used instead of gravel.
- Flues, air fans and overflows in wrong position in respect of certain properties.

SCHEDULE OF CONDITIONS

1 Within one month of the date of this permission a scheme of 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. Such scheme shall be implemented to the satisfaction of the Local Planning Authority within one month of the approval of the submitted scheme. 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.

2 Within one month of the date of this permission (and notwithstanding the details shown on the submitted approved plans) full details of the surfacing of the areas of car parking shall be submitted to and approved in writing by the Local Planning Authority. Such surfacing shall be provided to the satisfaction of the Local Planning Authority within one month of approval of the submitted details.
Reason: In the interests of residential amenity and highway safety.

---

other interested parties who are involved in the situation.

Finally, I would emphasise that the efforts of the Council's Officers are directed to resolve the matter as expediently as possible both in the interests of the Council tax payers and especially in the interests of those who are owner/occupiers of the properties on that development at Holbeach.

Can I suggest, therefore, that you telephone my secretary, Mrs. Haunch, with a view to making a mutually convenient date and time when we can meet, and on the assumption that that can be arranged, I look forward to meeting with you to discuss the matters raised in your letter.

Yours sincerely,

p.p. B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

(Dictated by Mr. Smith and signed in his absence)

c.c. Free Press.

Lincs free press

SPALDING Guardian

FAX MESSAGE

FOR THE ATTENTION OF: BRIAN SMITH

COMPANY NAME: S.H.D.C.

FAX NO. 710772

NO. PAGES INC THIS

FROM: PAULINE L.F.P. FAX NO: 0775 762263

YOUR REF

OUR REF

DATE SENT 27/04/93.

TIME

MESSAGE

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1993

Attention of: DPO NOM DOPO BS ... SCP
Action by .....
Discussed with .....
Copied to .....
Time Rec.
Acknowledge YES/NO
Ref
Time

Priory House, The Crescent, spalding, Lincs, PE11 1AB. Telephone: Spalding 725021; advertising 725484. Ad Doc: Dx 26710, Spalding.
Part of Welland Valley Newspapers Ltd - Registered No 674989

Acomb Lodge, Longate, Gedney
Spalding, Lincs. PE12 0BL
Tel: 0406 [illegible]

The Editor,
Lincolnshire Free Press,
The Crescent,
Spalding.
Lincs.PE11 1AB

23/4/93

Dear Sir,

I read with interest your report of the Gedney Parish Council meeting (Free Press 20/4/93 page 7) when my complaint was aired that properties built on King's Gate (Hallgate?) Gedney, were apparently not on the sites approved by the South Holland District Council.

My main complaint was, not so much that these houses are now in the wrong places, but what are the paid officials of the Planning Department doing in allowing such a situation to arise in the first place?

My original letter to the Planning Department was to urgently request that they consider the mistakes that had occurred and bring pressure to bear, where needed, to correct the apparent errors occurring in the PLANNING SUPERVISORY SYSTEM.

As a Council Tax payer I seriously wonder what else our comfortably paid building inspectors do to earn their keep?

Yours sincerely

B.J.WATSON.

AS RECOMMENDED

AGENDA ITEM NO. 14. JB

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 12TH MAY 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: MINUTE 232/93: UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (198/93)

PURPOSE: **To adopt the Plans Sub Committee's recommendations subject to the following considerations.**

1.1 I refer to the Minute 232/93 of the Plans Sub Committee dated the 5th April 1993, which is before this Committee for adoption. Subsequent to the meeting of the Plans Sub Committee, meetings have taken place with both the technical and legal representatives of the developers and with your own Officers to discuss and consider the most appropriate way in which the outstanding matters can be expediently, and hopefully, successfully resolved.

1.2 On the assumption, therefore, that the Planning Committee would confirm the adoption of the Minutes, I have written to the developers setting out the requirements of the Council and requesting the submission of a retrospective application for the following development:-

"...covering all the site, and seeking planning permission to retain the residential development as built, comprising thirteen (13) houses, sixteen (16) bungalows and forty-eight (48) flats, including the details of the proposed landscaping scheme to be implemented within the development, and details of the alternative materials for the surfacing of the parking areas."

1.3 I have requested written confirmation from the developers that they will submit a retrospective application along those lines within twenty-eight (28) days of the date of my letter, i.e. 28th May 1993. I have drawn attention to the crucial issues which need to be addressed, and advised the developers that I shall report further upon the progress of the matter (or otherise) to the Planning Committee at its meeting on the 8th June next. Copies of the letter have been sent to both the technical and legal representatives of the developers and to the Chairman of the Planning Committee and the District Council's Chief Executive.

1.4 RECOMMENDATION

That the action taken be endorsed by the Committee.

Background Papers:-H09/425/90

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

F. H09/425/90.
(BS)

PLANNING COMMITTEE - 12th May 1993

356. APPLICATION H09/1239/90 - OUTLINE APPLICATION FOR DWELLINGS FOR SALE TO LET AND SHELTERED ACCOMMODATION WITH AMENITY OPEN SPACE AND LAKE AT DAMGATE, HOLBEACH

The Director of Planning and Building Control Services reported that a special meeting of the Planning Committee would be held on 2nd June 1993 at 6.30 p.m. in the Council Chamber, Council Offices, Priory Road, in order to consider and determine planning application H09/1239/90.

RESOLVED:

a) That the report be noted; and

b) The applicants' agents be advised of the meeting.

357. UNAUTHORISED DEVELOPMENT, FORMER MACHINS SITE, NORTH PARADE, HOLBEACH (166/93 and 232/93)

The Director of Planning and Building Control Services reported that the Plans Sub-Committee on 5th April 1993 had considered the unauthorised development at the former Machins site, North Parade, Holbeach, following a site inspection and had recommended that the Committee endorse the following course of action:-

(i) With regard to the unauthorised changes to the properties themselves, the developer be asked to submit a full retrospective application within 28 days, in order to regularise the position for the benefit of owners/occupiers and that consequent upon the response of the developer a decision to take appropriate enforcement action be deferred for the time being;

(ii) With regard to the areas for parking provision, the developer be advised that these should be constructed in accordance with the approved plans, including the private parking areas and that failure to do so would result in the Council taking the appropriate enforcement action to achieve compliance with the approved details;

(iii) The owners/occupiers of the properties involved be advised that the above action has been taken, be informed of the reasons why there is no alternative and consulted on the planning applications required under (i) above if and when received; and

(iv) The planning application submitted in respect of landscaping stand deferred pending the receipt of the applications referred to at (i) above.

The Director of Planning and Building Control Services also detailed the action that had been taken since the meeting of the Plans Sub-Committee.

RESOLVED: That the action taken be endorsed

AGENDA ITEM NO.

14

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 12TH MAY 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: MINUTE 232/93: UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (198/93)

PURPOSE: **To adopt the Plans Sub Committee's recommendations subject to the following considerations.**

1.1 I refer to the Minute 232/93 of the Plans Sub Committee dated the 5th April 1993, which is before this Committee for adoption. Subsequent to the meeting of the Plans Sub Committee, meetings have taken place with both the technical and legal representatives of the developers and with your own Officers to discuss and consider the most appropriate way in which the outstanding matters can be expediently, and hopefully, successfully resolved.

1.2 On the assumption, therefore, that the Planning Committee would confirm the adoption of the Minutes, I have written to the developers setting out the requirements of the Council and requesting the submission of a retrospective application for the following development:-

"...covering all the site, and seeking planning permission to retain the residential development as built, comprising thirteen (13) houses, sixteen (16) bungalows and forty-eight (48) flats, including the details of the proposed landscaping scheme to be implemented within the development, and details of the alternative materials for the surfacing of the parking areas."

1.3 I have requested written confirmation from the developers that they will submit a retrospective application along those lines within twenty-eight (28) days of the date of my letter, i.e. 28th May 1993. I have drawn attention to the crucial issues which need to be addressed, and advised the developers that I shall report further upon the progress of the matter (or otherise) to the Planning Committee at its meeting on the 8th June next. Copies of the letter have been sent to both the technical and legal representatives of the developers and to the Chairman of the Planning Committee and the District Council's Chief Executive.

354. APPEALS BY HEY & CROFT LIMITED - RESIDENTIAL DEVELOPMENT OF LAND AT MARSH LANE, HOLBEACH HURN

The Director of Planning and Building Control Services submitted a report on the Local Public Inquiry held on the 23rd March 1993 into appeals by Messrs Hey & Croft Limited in respect of their proposed residential development on land at Marsh Road, Holbeach Hurn, and the Inspector's decision thereupon. During the course of the Inquiry, the appeals in respect of applications H09/0773/91, H09/0267/92 and H09/1109/91 had been withdrawn and it was therefore necessary to determine these applications. In respect of application H09/0773/91, the Inspector had left it to this Authority to determine the application, following assurances at the Inquiry that a determination notice would be issued if considered necessary. In view of previous Committee decisions and the fact that there was no advantage to the Authority in further negotiations, it was recommended that the application should now be refused, in accordance with the decision under Minute 849(g)/92.

As a result of the Inspector's decision, a number of issues detailed in the report needed to be addressed and it would also be necessary to incorporate into the development brief for Holbeach Hurn the implications of the Inspector's comments concerning the necessary elements of an acceptable layout for the appeal site.

RESOLVED:

a) Applications H09/1101/91 and H09/0267/92 be treated as non-determined;

b) Application H09/0773/91 be refused for the reasons detailed in paragraph 1.4(b) of the report;

c) Any future development applications for outline planning permission for the residential development of the site be accepted only on the basis that the number of dwellings is clearly specified and their positioning on the site is shown as an integral part (siting) of the application; and

d) That future applications for the residential development of the site be assessed in accordance with the criteria identified in the Director of Planning and Building Control Services' report which it is hereby agreed should be treated as complementary to the Authority's existing policies.

355. RESIDENTIAL DEVELOPMENT AT KINGSGATE, GEDNEY - KINGS QUALITY HOMES (903/92)

Further to the above Minute, the Director of Planning and Building Control Services advised the Committee that two further discrepancies had come to light on this development, granted under planning application H06/0442/92, between the approved plans and the development as built, the plots concerned being numbers 7 & 8. A further planning application had been received in order to regularise the position, but in view of the history of the site it was

RESOLVED: That a decision on the proposed amendments be deferred and the Plans Sub-Committee inspect the site.

(Councillor A.E. Naylor left the meeting during consideration of this item and Councillor J.T. Davis left the meting following consideration of this item.)

267. PLANNING APPLICATIONS (Continued)

(h) Applications Non-Determined

The undermentioned applications be not determined, and the applications be filed away:-

Plan No. and Applicant	Proposal
H22/1114/89 Baytree Nurseries	Proposed timber framed structure to form conference/tutorial unit at Baytree Nurseries & Garden Centre, High Road, Weston.
H22/1136/89 Baytree Nurseries	Proposed extension to pot plant house to form entrance, cold room, store and floral sales area at Baytree Nurseries & Garden Centre, High Road, Weston.

(i) Application H09/0130/93 - Modification of Section 106 Planning Obligation, Tinsley Foods Ltd, Salad Factory, Holbeach St Marks

Subject to the expiry of the consultation period, the proposed modification of the Section 106 Planning Obligation relating to the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services, and he be authorised to respond to any other representations received as appropriate:-

Plan No. and Applicant	Proposal
H09/0130/93 Tinsley Foods Ltd	Modification of Section 106 obligation at Salad Factory, Holbeach St Marks.

(Councillor B J Davies declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(O.A. denotes outline application.)

268. NORTH PARADE, HOLBEACH : UNAUTHORISED DEVELOPMENT (232/93)

The Director of Planning and Building Control Services submitted an interim report on the present situation with regard to the unauthorised alterations to the layout of the residential development on the former Machins Site, North Parade, Holbeach. The report detailed the Director of Planning and Building Control Services' letter to the Developers expressing the Committee's grave concern over what had occurred, the Committee's intended course of action and also the reply received from the Developer's agent.

A further report on this matter would be submitted to the next meeting of the Committee.

RESOLVED: That the report be noted.

269. BOSTON DISTRICT LOCAL PLAN - CONSULTATION DRAFT

The Director of Planning and Building Control Services reported the receipt of a draft Boston District Local Plan for comments. There were no implications for South Holland District.

RESOLVED: That Boston Borough Council be informed that this Authority has no comment to make on the District Wide Local Plan.

SOUTH HOLLAND DISTRICT COUNCIL

4

REPORT TO: THE PLANNING COMMITTEE 20TH APRIL 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: NORTH PARADE, HOLBEACH: UNAUTHORISED DEVELOPMENT: INTERIM REPORT (MINUTE 166/93 REFERS)

PURPOSE: **To update Members.**

1.1 On the 9th March of this year, I submitted a report outlining various unauthorised alterations in the layout of the residential development on the former Machins Site, North Parade, Holbeach, and following consideration of the report, it was resolved that the determination of the matter be deferred to enable the Plans Sub-Committee to inspect the site, and for a comprehensive report on the matter to be submitted subsequently to the Committee for further consideration. It was also resolved that the Chief Executive and myself be asked to advise the Committee on the appropriate further courses of action which could be taken by the Council.

1.2 Immediately following on from that meeting, I wrote to the developers and advised them as follows:-

"In view of the Planning Committee's expressed grave concern over what has occurred on that site, and the predicament which the Council is now faced with, having regard to the unauthorised works and the large majority owner occupation of the site, I felt it imperative to write to you to advise you of the grave concern with which the Planning Committee view what has happened.

The Committee resolved to carry out an inspection of the site, but to defer consideration of the other issues pending further advice from its officers, coupled with a resolution that a further report should be submitted to the Planning Committee. I have been instructed to have discussions with the District Council's Chief Executive on the matters raised, and I anticipate that he may wish to take up the issues with you more directly as well.

In the meantime, I am aware that we have an appointment to meet next week, and on the basis of earlier actions and previous discussions surrounding similar issues, I am still of the opinion that the resolution of these difficulties lies firmly with your Company, and I believe that if you were to address the matters in a more positive way, i.e. first class on site supervision to ensure compliance with the details approved, then I believe that this would go some way to

should, in my opinion, assist most positively in ensuring that development is carried out in accordance with the terms and requirements of the respective planning permissions. I shall be pleased to advise the Planning Committee of the arrangements, and I am sure that their expectation will be similar to that of mine, which is that hopefully now the Council can look forward with confidence to the future development of your clients' sites being carried out in accordance with the details as approved."

2.0 RECOMMENDATION

That the report be noted.

Background papers: Min.166/93
F. H09/425/90
F. 1800(G)

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

232. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (Continued)

(c) The owner/occupiers of the properties involved be advised that the above actions have been taken, informed of the reasons why there is no alternative and consulted on the planning applications required under (a) above if and when received; and

(d) The planning application now submitted in respect of landscaping stand deferred pending the receipt of the application referred to at (a) above.

233. HAWTHORN BANK - HOLLAND PARK, SPALDING - DEVELOPMENT BRIEF(169/93)

Following a site inspection, the Sub-Committee gave consideration to a proposed development brief for land off Hawthorn Bank, Spalding.

RESOLVED: That, subject to the following comments, the draft development brief be the subject of public consultation:-

(a) The provision of a road link between Hawthorn Bank and Bourne Road should be a priority and the phasing of the development should be so timed to achieve this objective, as recommended by the county highways authority;

(b) Priority be given to achieving whenever possible improvements to the Bourne Road/Hawthorn Bank/Horseshoe Road junction;

(c) The provision of traffic calming measures be given full consideration;

(d) The road network be constructed so as to achieve rear access to the FESA (UK) Ltd site at the earliest opportunity; and

(e) The Sub-Committee accept the invitation to inspect the FESA (UK) Ltd site when the adjoining nursery has been relocated, in order for that company to demonstrate how they operate from the site.

(Councillor Mrs E O Hall-Patch left the meeting during consideration of the above item.)

(End of Minutes)

DPBCS

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 20th April, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. T. Barker	Mr. C.F. Fisher	Mr. M.S.L. Rollinson
Mr. A.J. Biggadike	Mr. J. Goodley	Mr. D.A. Tennant
Mr. N.I.Capes	Mr. N.P. Judge, M.B.E.	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies	Mr. B.A. Paul	Mr. M.C. White
Mr. J.T. Davis	Mr. J.R. Pearl	

Councillor Mrs. A.M. Newton attended the meeting as an ex officio non-voting member.

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Deputy Director of Administration.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors Mrs. P.J. Buffham, J. Clark, J.A. Dobney, Mrs. E.O. Hall-Patch and W.D. Skells.

266. MINUTES

The Minutes of the meeting held on 31st March, 1993 were signed by the Chairman as a correct record.

267. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H05/0854/92 Hurnfield Hargate Ltd		Extension to cafe and restaurant and upgrading of parking area at Washway Road, Fleet.
H12/1165/92 Mr A J Folley	O.A.	Residential development (renewal of outline planning permission H12/1218/89) O.S. No. Part 3239 Lowgate, Lutton.
H16/0162/93 Lincolnshire County Council		Change of use from Highways Depot to B1 (Business Use) Pode Hole Highways Depot, Bourne Road, Spalding.
H14/0214/93 Mr D Pite		Change of use to horticultural and wholesale distribution of plants and dried flowers on land off Burtey Fen Lane, Pinchbeck.

267. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

(Councillor Mrs A M Newton declared an indirect interest in the above application and left the Council Chamber during consideration thereof and did not return.)

Plan No. and Applicant	Proposal
J J Van Dok	Garage extension at 4 Pearl Court, Holbeach.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H18/1104/92 Marshland & Wingland Ltd	O.A.	Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use at the Airfield, Sutton Bridge.

(To enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.)

H09/1284/92 Murco Petroleum Ltd	Advertisement consent for free standing projecting pole sign at Fen Road, Holbeach.

(Pending a site inspection in order to assess the suitability of a freestanding projecting pole sign at the site.)

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

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

H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(Pending a site inspection and further investigations to see if the proposal would be acceptable if subject to an appropriate planning obligation.)

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

H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Pending a site inspection in view of the representations now received from the Parish Council.)

(Councillor J T Davis left the meeting following consideration of the above application.)

H16/0155/93 Swallow Homes Ltd	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

(Pending a site inspection in view of the objections received from local residents.)

267. PLANNING APPLICATIONS (Continued)

(h) Applications Non-Determined

The undermentioned applications be not determined, and the applications be filed away:-

Plan No. and Applicant	Proposal
H22/1114/89 Baytree Nurseries	Proposed timber framed structure to form conference/tutorial unit at Baytree Nurseries & Garden Centre, High Road, Weston.
H22/1136/89 Baytree Nurseries	Proposed extension to pot plant house to form entrance, cold room, store and floral sales area at Baytree Nurseries & Garden Centre, High Road, Weston.

(i) Application H09/0130/93 - Modification of Section 106 Planning Obligation, Tinsley Foods Ltd, Salad Factory, Holbeach St Marks

Subject to the expiry of the consultation period, the proposed modification of the Section 106 Planning Obligation relating to the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services, and he be authorised to respond to any other representations received as appropriate:-

Plan No. and Applicant	Proposal
H09/0130/93 Tinsley Foods Ltd	Modification of Section 106 obligation at Salad Factory, Holbeach St Marks.

(Councillor B J Davies declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(O.A. denotes outline application.)

268. NORTH PARADE, HOLBEACH : UNAUTHORISED DEVELOPMENT (232/93)

The Director of Planning and Building Control Services submitted an interim report on the present situation with regard to the unauthorised alterations to the layout of the residential development on the former Machins Site, North Parade, Holbeach. The report detailed the Director of Planning and Building Control Services' letter to the Developers expressing the Committee's grave concern over what had occurred, the Committee's intended course of action and also the reply received from the Developer's agent.

A further report on this matter would be submitted to the next meeting of the Committee.

RESOLVED: That the report be noted.

269. BOSTON DISTRICT LOCAL PLAN - CONSULTATION DRAFT

The Director of Planning and Building Control Services reported the receipt of a draft Boston District Local Plan for comments. There were no implications for South Holland District.

RESOLVED: That Boston Borough Council be informed that this Authority has no comment to make on the District Wide Local Plan.

270. FENLAND DISTRICT-WIDE LOCAL PLAN (403/91)

The Director of Planning and Building Control Services reported that, following a public local inquiry, Fenland District Council had made a number of modifications to its Deposit Local Plan. However the modifications did not affect South Holland District.

RESOLVED: That Fenland District Council be advised that this Authority has no comment to make on the District Wide Local Plan.

(End of Minutes)

(d) Application Approved Subject to Planning Obligation

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 restricting occupation of the residential unit to the owner manager or an employee of the business immediately opposite, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant		Proposal
H11/0065/93 C J Boor	O.A.	Dwelling with garage and vehicular access (renewal of planning permission H11/1894/88) at Seagate Road, Long Sutton.

(Councillor E J Clarey left the meeting following consideration of the above application.)

(e) Reserved Matters Approval

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
H12/0111/93 D & H Buildings	Two bungalows with detached garages at Lime Walk, Long Sutton.
H11/0138/93 Mr G M Neal	Bungalow with garage and vehicular access adjacent 'Roanoke', Lime Walk, Long Sutton.

(f) Development by Lincolnshire County Council

The Lincolnshire County Council be advised that this authority raises no objection to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, but be advised that the scheme should be amended to provide for the reinstatement of the pond and landscaping should include significant planting of trees on the site:-

Plan No. and Applicant	Proposal
H17/0230/93 Birse Construction Ltd	A16 Spalding to Sutterton (on land immediately east), Surfleet Bank, Spalding.

(g) Applications Withdrawn

The withdrawal of the undermentioned applications by the applicants be noted:-

Plan No. and Applicant	Proposal
H16/0163/93 Dixons Stores Group	Installation of security roller shutters at Currys, 14 Market Place, Spalding.
H16/0164/93 Dixons Stores Group	Listed building consent for installation of security roller shutters at Currys, 14 Market Place, Spalding.

267. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused**

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

Plan No. and Applicant		Proposal
H11/0023/93 Whitney Limited		Advertisement consent for Agent's 'For Sale/Letting' Board at land at junction of A17 Long Sutton By-pass and Seagate Road, Long Sutton.

(It was also noted that the Department of Transport had requested that the application be refused in the interests of highway safety.)

(It was also agreed that legal proceedings be instituted under the provisions of Section 224 of the Town and Country Planning Act 1990 to secure the removal of the advertisement displayed in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1992 if the unauthorised sign is not removed within a period of 28 days from the date of the decision notice.)

H16/0167/93 Abbey National plc		New shop front with disabled access at 13/14 Bridge Street, Spalding.

(Councillors B J Davies and C F Fisher declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H16/0168/93 Abbey National plc		Advertisement consent for new fascia sign, retain projecting sign, new Abbeylink sign above ATM, plus internal window display at 13/14 Bridge Street, Spalding.

(Councillors B J Davies and C F Fisher declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H16/0189/93 R.L. Todd & C J Rahman		New shop door to cover in porchway, 6 Sheep Market, Spalding.
H08/0193/93 Mr J L Clay	O.A.	Dwelling with access at 139 Westhorpe Road, Gosberton.

(It was also noted that the representations received had been submitted by the Parish Council and not the Ward Member.)

H16/0201/92 Broadgate Builders	O.A.	Residential development including details of means of access (resubmission of H16/1037/90) land south of Vernatts Drain and west of Two Plank Lane, Spalding.

(It was also agreed that, for the avoidance of doubt, and in pursuance of the objectives set out in Policy T5 of the Spalding and Pinchbeck Local Plan Review, the Council seek to ensure that Two Plank Lane shall continue to form part of the strategic network of cycle and footway facilities primarily to secure the needs of cyclists and pedestrians wanting to travel between Pinchbeck and Spalding.)

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 5th April, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. W.D. Skells	Mrs.E.O. Hall-Patch	Mr. T.G.M. Tyler
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	
Mr. E.N. Davies	Mr. M.S.L. Rollinson	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B.J. Davies, J.A.Dobney, J.R. Pearl and M.C. White.

232. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (198/93)

The Sub-Committee gave further consideration to this matter following a site inspection. The Director of Planning and Building Control Services reminded the Sub-Committee of the numerous differences that existed between the development as built, as opposed to that shown on the approved plans, and indicated that, following the Sub-Committee's deliberations on this matter, he would be preparing a comprehensive report for consideration at the Planning Committee on the 20th April 1993. He also reported that in respect of landscaping, a retrospective application had now been submitted.

After lengthy discussion, it was

RESOLVED: That the Planning Committee be recommended to take the following course of action:-

(a) With regard to the unauthorised changes to the properties themselves, the developer be asked to submit a full retrospective application within 28 days, in order to regularise the position for the benefit of owner occupiers and that consequent upon the response of the developer a decision to take appropriate enforcement action be deferred for the time being;

(b) With regard to the areas for parking provision, the developer be advised that these should be constructed in accordance with the approved plans, including the private parking areas and that failure to do so will result in the Council taking the appropriate enforcement action to achieve compliance with the approved details.

reassuring the Planning Committee, and in turn, the District Council, as to the degree of reliance which they can place on your Company carrying out development in the proper manner.

I should like to address these issues when we meet next week, and I would hope, therefore, that you will give proper and thoughtful consideration to them."

1.3 In the meantime, the Plans Sub-Committee have inspected the site and resolved that certain courses of action should be pursued. To that end, a further meeting has now been arranged with the developers and I would hope to report upon the outcome of that meeting at the Planning Committee on the 20th April next.

1.4 However, I am able to report that in response to my earlier letter and the meetings which have already taken place, the developers' agent has written to me as follows:-

"My clients...are anxious to inform you of the steps they are taking to eliminate error anywhere on their sites in the future.

Any setting out will be done, and indeed presently is being done, by our consultant engineer Richard Blakey. Mr. Blakey, for your information, is a mature, fully qualified civil engineer and, until the recession we are now experiencing, was site agent for one of the large Lincoln based house-building companies.

Additionally, my clients have engaged a new site agent, responsible for the day to day organisation of sites and labour. This man has been recruited from a Norfolk award winning building company and he has many quality awards in the industry to his own credit. Kings feel fortunate to have been able to secure his services.

Lastly, my clients have recognised the need for a quality control system on site and to this end are recruiting someone, possibly an ex-building control officer, to carry out this responsible function.

All these steps are being taken in a genuine attempt to eradicate all the difficulties and operational differences which have occurred in the recent past. Our clients would want your Committee to hear of these measures being taken, offering assurance that the problems of the past will be overcome."

1.5 Further to the receipt of the agent's letter, I replied as follows:-

"Obviously I am very pleased to note the steps which your clients have taken to eliminate error and misjudgement taking place on your clients' sites in the future, and those measures

425/90

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

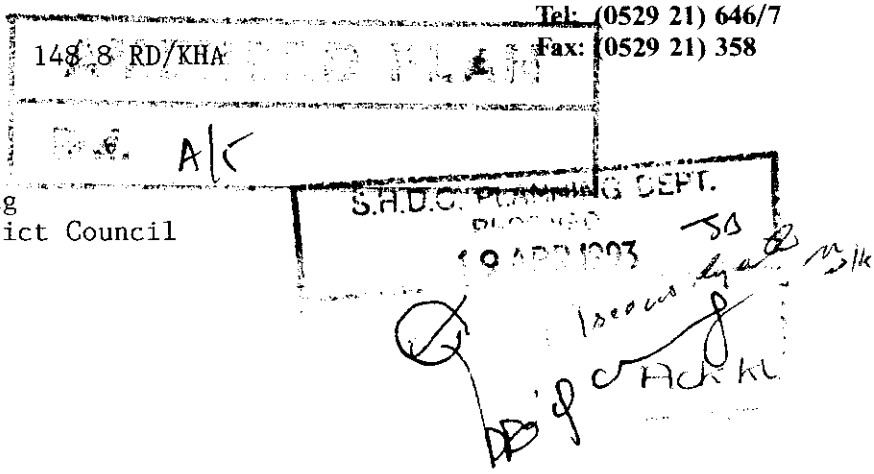
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference:

Our Reference: 1488 RD/KHA

15 April 1993



Director of Planning
South Holland District Council
2nd Floor
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir

KINGS QUALITY HOMES
PARKING SPACES – MACHIN'S SITE

Following receipt of the minutes of your Council's recent sub-committee at which the above matters were considered, I can now confirm that my clients are putting in hand the work entailed in providing a stabilised gravel finish to the parking spaces at the earliest opportunity.

You will recall that, at our recent meeting I explained in some detail that there was an alternative to gravel rolled into an emulsion on tarmac to achieve the finish and that this would involve the laying of 600 mm square paving slabs in the areas concerned.

Apart from a discreet laying pattern the finished surface would be little different from that already approved by condition. Would this alternative be equally acceptable, for it may be preferable in cost terms to use slabs as opposed to a specialist material like tarmacadam?

Yours faithfully

Robert Doughty

TREAT AS AMENDMENT VIA COMMITTEE — AGREED WITH NGM. 21/4.

- POST CTTEE: AS RECOMMENDED

AGENDA ITEM NO. 4

F. 495/90

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 20TH APRIL 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: NORTH PARADE, HOLBEACH: UNAUTHORISED DEVELOPMENT: INTERIM REPORT (MINUTE 166/93 REFERS)

PURPOSE: To update Members.

1.1 On the 9th March of this year, I submitted a report outlining various unauthorised alterations in the layout of the residential development on the former Machins Site, North Parade, Holbeach, and following consideration of the report, it was resolved that the determination of the matter be deferred to enable the Plans Sub-Committee to inspect the site, and for a comprehensive report on the matter to be submitted subsequently to the Committee for further consideration. It was also resolved that the Chief Executive and myself be asked to advise the Committee on the appropriate further courses of action which could be taken by the Council.

1.2 Immediately following on from that meeting, I wrote to the developers and advised them as follows:-

"In view of the Planning Committee's expressed grave concern over what has occurred on that site, and the predicament which the Council is now faced with, having regard to the unauthorised works and the large majority owner occupation of the site, I felt it imperative to write to you to advise you of the grave concern with which the Planning Committee view what has happened.

The Committee resolved to carry out an inspection of the site, but to defer consideration of the other issues pending further advice from its officers, coupled with a resolution that a further report should be submitted to the Planning Committee. I have been instructed to have discussions with the District Council's Chief Executive on the matters raised, and I anticipate that he may wish to take up the issues with you more directly as well.

In the meantime, I am aware that we have an appointment to meet next week, and on the basis of earlier actions and previous discussions surrounding similar issues, I am still of the opinion that the resolution of these difficulties lies firmly with your Company, and I believe that if you were to address the matters in a more positive way, i.e. first class on site supervision to ensure compliance with the details approved, then I believe that this would go some way to

reassuring the Planning Committee, and in turn, the District Council, as to the degree of reliance which they can place on your Company carrying out development in the proper manner.

I should like to address these issues when we meet next week, and I would hope, therefore, that you will give proper and thoughtful consideration to them."

1.3 In the meantime, the Plans Sub-Committee have inspected the site and resolved that certain courses of action should be pursued. To that end, a further meeting has now been arranged with the developers and I would hope to report upon the outcome of that meeting at the Planning Committee on the 20th April next.

1.4 However, I am able to report that in response to my earlier letter and the meetings which have already taken place, the developers' agent has written to me as follows:-

"My clients...are anxious to inform you of the steps they are taking to eliminate error anywhere on their sites in the future.

Any setting out will be done, and indeed presently is being done, by our consultant engineer Richard Blakey. Mr. Blakey, for your information, is a mature, fully qualified civil engineer and, until the recession we are now experiencing, was site agent for one of the large Lincoln based house-building companies.

Additionally, my clients have engaged a new site agent, responsible for the day to day organisation of sites and labour. This man has been recruited from a Norfolk award winning building company and he has many quality awards in the industry to his own credit. Kings feel fortunate to have been able to secure his services.

Lastly, my clients have recognised the need for a quality control system on site and to this end are recruiting someone, possibly an ex-building control officer, to carry out this responsible function.

All these steps are being taken in a genuine attempt to eradicate all the difficulties and operational differences which have occurred in the recent past. Our clients would want your Committee to hear of these measures being taken, offering assurance that the problems of the past will be overcome."

1.5 Further to the receipt of the agent's letter, I replied as follows:-

"Obviously I am very pleased to note the steps which your clients have taken to eliminate error and misjudgement taking place on your clients' sites in the future, and those measures

should, in my opinion, assist most positively in ensuring that development is carried out in accordance with the terms and requirements of the respective planning permissions. I shall be pleased to advise the Planning Committee of the arrangements, and I am sure that their expectation will be similar to that of mine, which is that hopefully now the Council can look forward with confidence to the future development of your clients' sites being carried out in accordance with the details as approved."

2.0 RECOMMENDATION

That the report be noted.

Background papers: Min.166/93
F. H09/425/90
F. 1800(G)

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 5th April, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. W.D. Skells	Mrs.E.O. Hall-Patch	Mr. T.G.M. Tyler
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	
Mr. E.N. Davies	Mr. M.S.L. Rollinson	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B.J. Davies, J.A.Dobney, J.R. Pearl and M.C. White.

232. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (198/93)

The Sub-Committee gave further consideration to this matter following a site inspection. The Director of Planning and Building Control Services reminded the Sub-Committee of the numerous differences that existed between the development as built, as opposed to that shown on the approved plans, and indicated that, following the Sub-Committee's deliberations on this matter, he would be preparing a comprehensive report for consideration at the Planning Committee on the 20th April 1993. He also reported that in respect of landscaping, a retrospective application had now been submitted.

After lengthy discussion, it was

RESOLVED: That the Planning Committee be recommended to take the following course of action:-

(a) With regard to the unauthorised changes to the properties themselves, the developer be asked to submit a full retrospective application within 28 days, in order to regularise the position for the benefit of owner occupiers and that consequent upon the response of the developer a decision to take appropriate enforcement action be deferred for the time being;

(b) With regard to the areas for parking provision, the developer be advised that these should be constructed in accordance with the approved plans, including the private parking areas and that failure to do so will result in the Council taking the appropriate enforcement action to achieve compliance with the approved details.

232. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (Continued)

(c) The owner/occupiers of the properties involved be advised that the above actions have been taken, informed of the reasons why there is no alternative and consulted on the planning applications required under (a) above if and when received; and

(d) The planning application now submitted in respect of landscaping stand deferred pending the receipt of the application referred to at (a) above.

233. HAWTHORN BANK - HOLLAND PARK, SPALDING - DEVELOPMENT BRIEF(169/93)

Following a site inspection, the Sub-Committee gave consideration to a proposed development brief for land off Hawthorn Bank, Spalding.

RESOLVED: That, subject to the following comments, the draft development brief be the subject of public consultation:-

(a) The provision of a road link between Hawthorn Bank and Bourne Road should be a priority and the phasing of the development should be so timed to achieve this objective, as recommended by the county highways authority;

(b) Priority be given to achieving whenever possible improvements to the Bourne Road/Hawthorn Bank/Horseshoe Road junction;

(c) The provision of traffic calming measures be given full consideration;

(d) The road network be constructed so as to achieve rear access to the FESA (UK) Ltd site at the earliest opportunity; and

(e) The Sub-Committee accept the invitation to inspect the FESA (UK) Ltd site when the adjoining nursery has been relocated, in order for that company to demonstrate how they operate from the site.

(Councillor Mrs E O Hall-Patch left the meeting during consideration of the above item.)

(End of Minutes)

165. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H16/0088/93 Lincolnshire County Council	Radio mast at roof level on the new Police Station main building at Westlode Street, Spalding.

(g) Application H09/0794/92 - Agricultural Dwellinghouse and Garage at New River Gate, Holbeach Drove

In accordance with minute 3/93, and the recommendation of the Director of Planning and Building Control Services, the applicants be requested to submit independent confirmation that funding for the undermentioned development will be available on the basis that, if approved, planning permission will be subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to ensure that the dwelling permanently remains part of the agricultural holding of which it will form an integral part:-

Plan No. and Applicant	Proposal
H09/0794/92 Mr & Mrs L Britton	Agricultural dwelling house and garage at New River Gate, Holbeach Drove.

(h) Applications H16/1153/92 and H16/1154/92 - British Rail Property Board and Mr C J Simpkins

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, subject to confirmation by the Policy and Resources Committee that appropriate conditional requirements will be imposed upon the sale of the land:-

Plan No. and Applicant		Proposal
H16/1153/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial development, relocation of bus station, car parking with roads and highway improvement on land north of Winsover Road, and south of Kings Road, Spalding.
H16/1154/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial and residential development, relocation of bus station, car parking, road improvements on land between Winsover Road/Station Approach and Pinchbeck Road/West Elloe Avenue, Spalding.

(O.A. denotes outline application.)

166. NORTH PARADE, HOLBEACH - UNAUTHORISED DEVELOPMENT

The Director of Planning and Building Control Services submitted a report outlining various unauthorised alterations in the layout of the residential development on the former Machins Site, North Parade, Holbeach, and in the elevational treatment of individual dwellings on the site. In view of the number of unauthorised alterations, the character of the development as originally approved had been changed, and it was also reported that the layout did not now permit the original landscaping scheme to be wholly implemented.

The report indicated that enforcement action was a possibility in respect of the unauthorised development, but the Committee was advised that, as most of the properties had been sold, notices would have to be served on various individual owners of those properties, and the developers depending upon their having retained any material interest in the development.

166. NORTH PARADE, HOLBEACH - UNAUTHORISED DEVELOPMENT (Continued)

RESOLVED:

a) Consideration of this matter be deferred to enable the Plans Sub-Committee to inspect the site, and a comprehensive report on the matter be submitted to this Committee for further consideration in due course; and

b) The Chief Executive and the Director of Planning and Building Control Services be requested to advise the Committee on the appropriate further courses of action which could be taken by the Council.

167. PLANNING APPLICATION H13/1350/90 - EAUGATE ROAD, MOULTON EAUGATE

The Director of Planning and Building Control Services reported that in September 1991 planning permission had been granted for the erection of an agricultural dwelling at Eaugate Road, Moulton Eaugate, subject to the applicants first entering into an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the dwelling permanently remained part of the holding of which it formed an integral part.

Following completion of the agreement the applicants' financial circumstances had changed significantly, and an application had now been received for the modification of the Section 106 Agreement to provide for the revocation of the requirement that the agricultural dwelling be occupied in connection with the whole agricultural unit, in favour of a requirement attaching the dwelling to a much smaller area. The applicant had provided consultant's reports on the application, but following receipt of advice from ADAS, it was considered that a conclusive case had not been made for such a modification. The Director of Planning and Building Control Services advised Members however that as a result of recent discussions with the applicants determination of this matter be deferred pending their consideration of the advice to the Council.

RESOLVED: That consideration of this matter be deferred until the next meeting to be held on 31st March 1993 to enable the applicants to consider the latest advice and to submit further information in support of their application.

168. HOLBEACH TREE PRESERVATION ORDER NO.10 1985 (493/92)

Further to the above minute the Director of Planning and Building Control Services reported a request from the Lincolnshire County Council to fell a number of trees situated within the grounds of Patchett Lodge and Stukeley Hall, Holbeach, included within the above order, in anticipation of extensive development proposals which were due to commence on site in mid April.

Members were advised that the Mulberry tree (reference no.52) which formed part of the original application, would no longer require felling.

RESOLVED:

(a) Consent be granted for the felling of the undermentioned trees, as indicated on the plan attached to the report of the Director of Planning and Building Control Services:-

Mr. R. Doughty,
32 High Street,
Helpringham,
Nr. Sleaford,
Lincs.
NG34 0QA

B. Smith

~~DPSCS/IM~~
F.1800(G)

148 Gen RD AKD

24th Mar 1993

Dear Mr. Doughty,

RE: KINGS QUALITY HOMES:
MANAGEMENT OF SITES: REVIEW OF EXISTING ARRANGEMENTS

Thank you for your letter dated 22nd March, the contents of which I assume, are not only a response to recent press reports, but are also made in the light of our most recent meeting, which as you will recall, was preceded by a letter from me to your clients expressing my Council's concern.

Obviously I am very pleased to note the steps which your clients have taken to eliminate error and misjudgement taking place on your clients' sites in the future, and those measures should, in my opinion, assist most positively in ensuring that development is carried out in accordance with the terms and requirements of the respective planning permissions. I shall be pleased to advise the Planning Committee of the arrangements, and I am sure that their expectation will be similar to that of mine, which is that hopefully now the Council can look forward with confidence to the future development of your clients' sites being carried out in accordance with the details as approved.

Yours sincerely,

[illegible]
[illegible]
[illegible]

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference:

Our Reference: 148 Gen RD AKD

22 March 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1993
File Nos.
Acknowledge YES/NO

Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Mr Smith

KINGS QUALITY HOMES

My clients above have read the press reports relating to your Councillors comments at recent meetings and are anxious to inform you of the steps they are taking to eliminate error anywhere on their sites in the future.

Any setting out will be done, and indeed presently is being done, by our consultant civil engineer Richard Blakey. Mr Blakey, for your information, is a mature, fully qualified civil engineer and, until the recession we are now experiencing, was site agent for one of the larger Lincoln based house-building companies.

Additionally, my clients have engaged a new site agent, responsible for the day to day organisation of sites and labour. This man has been recruited from a Norfolk award winning building company and he has many quality awards in the industry to his own credit. Kings feel fortunate to have been able to secure his services.

Lastly, my clients have recognised the need for a quality control system on site and to this end are recruiting someone, possibly and ex-building control officer, to carry out this responsible function.

All these steps are being taken in a genuine attempt to eradicate all the difficulties and operational differences which have occurred in the recent past. Our clients would want your Committee to hear of these measures being taken, offering assurance that the problems of the past will be overcome.

Yours sincerely

AP Robert Doughty

Mr. J. King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach
SPALDING
PE12 7AX

B. SMITH

DPBCS/JH
H09/425/90

10 Mar 1993

Dear Mr. King,

RE: RESIDENTIAL DEVELOPMENT OF THE FORMER MACHINS SITE, NORTH PARADE, HOLBEACH: FAILURE TO COMPLY WITH THE APPROVED DETAILS.

For your information, and following the receipt of the amended proposals in respect of the development works carried out on the above site, my report on the situation was considered by the Planning Committee at its meeting on the 9th March 1993.

In view of the Planning Committee's expressed grave concern over what has occurred on that site, and the predicament which the Council is now faced with, having regard to the unauthorised works and the large majority owner occupation of the site, I felt it imperative to write to you to advise you of the grave concern with which the Planning Committee view what has happened.

The Committee resolved to carry out an inspection of the site, but to defer consideration of the other issues pending further advice from its officers, coupled with a resolution that a further report should be submitted to the Planning Committee. I have been instructed to have discussions with the District Council's Chief Executive on the matters raised, and I anticipate that he may wish to take up the issues with you more directly as well.

In the meantime, I am aware that we have an appointment to meet next week, and on the basis of earlier actions and previous discussions surrounding similar issues, I am still of the opinion that the resolution of these difficulties lies firmly with your Company, and I believe that if you were to address the matters in a more positive way, i.e. first class on site supervision to ensure compliance with the details approved, then I believe that this would go some way to

cont/d..2.

reassuring the Planning Committee, and in turn, the District Council, as to the degree of reliance which they can place on your Company carrying out development in the proper manner.

I should like to address these issues when we meet next week, and I would hope, therefore, that you will give proper and thoughtful consideration to them.

Yours sincerely,

p.p. B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

(Dictated by Mr. Smith and signed in his absence)

Subject: Unauthorised Development, former Machins Site, South Parade, Holbeach (Min 232/93 refers)

Purpose: To consider the making of a retrospective application and the construction of the parking areas in accordance with the approved details.

Further to the adoption of Minute 232/93 a meeting was held with the developers technical ~~and~~ & legal representatives to discuss the requirements in respect of the submission of a retrospective application for the unauthorised changes to the properties themselves and in respect of making ~~good~~ "a proper job" of the residents parking areas.

~~In conjunction with the Retrospective~~ Content of any retrospective application.

A joint meeting was held at which the developers agent made available detailed plans of the development as now built and the content of these were examined and compared with the original approved details in conjunction with the Councils own officers present. The object of the meeting was to identify beyond any doubt the changes that had been made and to consider whether or not it was possible and in the best interests of everyone involved including

the owner occupiers of the development to eliminate certain changes as being "de minimus" and to then restrict the approach to those "enforcement" changes which had occurred. An example of the latter was in respect of the central core of the development, however, it has been concluded that despite that original aim and the fact that many of the alterations, if taken individually were of a similar and consistent nature e.g. changes to window/door design, relocation of openings, some variations in cladding, inclusion of barge boards, Nevertheless if taken as an amalgamation however, the changes undoubtedly altered the overall appearance of the development ~~as built~~ to such an extent that it would be difficult to write them off as being immaterial, even though they may be considered acceptable and ultimately ones for which ~~the Council~~ planning permission may be granted.

~~The additional~~

although it transpires from the closer examination that the alterations to roof heights were more apparent than real since despite an amendment to reduce the pitch from the approved plans which showed a 40° pitch they have been built in accordance with the original approved details!

ones regarded/seen changes as being of no importance

Further reasons to depart from the original aim is that, ~~in all respects~~ it would be illogical to and ~~especially~~ from the points of view of the owner occupiers

P10

it would in my opinion continue to create uncertainty whereas if an application ~~plan~~ covering all the changes and seeking simply retrospective permission for what has been built would result in an "approved" set of plans on file for the benefit ~~of~~ of all householders and for the avoidance of doubt in any future changes in ownership. Also handling any land charge searches for

Recommendation:

1. That the developers of the site be requested to submit an application covering all the site and seeking planning permission ~~for the~~ to retain the residential development as built comprising 13 houses, 16 bungalows & 48 flats.

2. That the ~~owners/occupiers~~ developers be advised of the ~~the prospect of action~~ Office's decision and be asked to confirm ~~as~~ ~~writing~~ that it is their intention to s

SOUTH HOLLAND DISTRICT COUNCIL

4

REPORT TO: THE PLANNING COMMITTEE 20TH APRIL 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: NORTH PARADE, HOLBEACH: UNAUTHORISED DEVELOPMENT: INTERIM REPORT (MINUTE 166/93 REFERS)

PURPOSE: **To update Members.**

1.1 On the 9th March of this year, I submitted a report outlining various unauthorised alterations in the layout of the residential development on the former Machins Site, North Parade, Holbeach, and following consideration of the report, it was resolved that the determination of the matter be deferred to enable the Plans Sub-Committee to inspect the site, and for a comprehensive report on the matter to be submitted subsequently to the Committee for further consideration. It was also resolved that the Chief Executive and myself be asked to advise the Committee on the appropriate further courses of action which could be taken by the Council.

1.2 Immediately following on from that meeting, I wrote to the developers and advised them as follows:-

"In view of the Planning Committee's expressed grave concern over what has occurred on that site, and the predicament which the Council is now faced with, having regard to the unauthorised works and the large majority owner occupation of the site, I felt it imperative to write to you to advise you of the grave concern with which the Planning Committee view what has happened.

The Committee resolved to carry out an inspection of the site, but to defer consideration of the other issues pending further advice from its officers, coupled with a resolution that a further report should be submitted to the Planning Committee. I have been instructed to have discussions with the District Council's Chief Executive on the matters raised, and I anticipate that he may wish to take up the issues with you more directly as well.

In the meantime, I am aware that we have an appointment to meet next week, and on the basis of earlier actions and previous discussions surrounding similar issues, I am still of the opinion that the resolution of these difficulties lies firmly with your Company, and I believe that if you were to address the matters in a more positive way, i.e. first class on site supervision to ensure compliance with the details approved, then I believe that this would go some way to

should, in my opinion, assist most positively in ensuring that development is carried out in accordance with the terms and requirements of the respective planning permissions. I shall be pleased to advise the Planning Committee of the arrangements, and I am sure that their expectation will be similar to that of mine, which is that hopefully now the Council can look forward with confidence to the future development of your clients' sites being carried out in accordance with the details as approved."

2.0 **RECOMMENDATION**

That the report be noted.

Background papers: Min.166/93
F. H09/425/90
F. 1800(G)

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

reassuring the Planning Committee, and in turn, the District Council, as to the degree of reliance which they can place on your Company carrying out development in the proper manner.

I should like to address these issues when we meet next week, and I would hope, therefore, that you will give proper and thoughtful consideration to them."

1.3 In the meantime, the Plans Sub-Committee have inspected the site and resolved that certain courses of action should be pursued. To that end, a further meeting has now been arranged with the developers and I would hope to report upon the outcome of that meeting at the Planning Committee on the 20th April next.

1.4 However, I am able to report that in response to my earlier letter and the meetings which have already taken place, the developers' agent has written to me as follows:-

"My clients...are anxious to inform you of the steps they are taking to eliminate error anywhere on their sites in the future.

Any setting out will be done, and indeed presently is being done, by our consultant engineer Richard Blakey. Mr. Blakey, for your information, is a mature, fully qualified civil engineer and, until the recession we are now experiencing, was site agent for one of the large Lincoln based house-building companies.

Additionally, my clients have engaged a new site agent, responsible for the day to day organisation of sites and labour. This man has been recruited from a Norfolk award winning building company and he has many quality awards in the industry to his own credit. Kings feel fortunate to have been able to secure his services.

Lastly, my clients have recognised the need for a quality control system on site and to this end are recruiting someone, possibly an ex-building control officer, to carry out this responsible function.

All these steps are being taken in a genuine attempt to eradicate all the difficulties and operational differences which have occurred in the recent past. Our clients would want your Committee to hear of these measures being taken, offering assurance that the problems of the past will be overcome."

1.5 Further to the receipt of the agent's letter, I replied as follows:-

"Obviously I am very pleased to note the steps which your clients have taken to eliminate error and misjudgement taking place on your clients' sites in the future, and those measures

There are also a number of related matters which need to be taken into account, and which should also form part of any retrospective application. Firstly, there are the details of the submitted landscaping scheme which, for the moment, has been set aside at the recommendation of the Plans Sub Committee pending the submission of a retrospective application. The scheme has been submitted under aegis of the reserved matters arising out of the original planning permission for the development of the site. However, since the approved scheme has not been built, it is a fact that the details of the submitted landscaping scheme can not be implemented in the context of the original layout, and consequently, I would suggest that an appropriate reference is made to the details of that scheme in the submission of the retrospective application.

Secondly, there is the question of the treatment of the parking areas which again does not comply with the approved details. I acknowledge the receipt of an amended proposal from your agents in the form of an alternative treatment, and whilst I can see no objection to supporting that proposal, I believe that, once again, it should form part of the retrospective application.

Finally, a comparison of the details of the development as built against the original approved scheme, revealed that an area of land adjoining plot 46 and identified as an amenity area - presumably to serve the needs of the occupants of the adjoining block of flats - had been conveyed to the owner/occupiers of plot 48 and now forms part of that individual property's residential curtilage. Naturally I should be pleased if you could confirm whether or not that is correct, and if so, that matter should also be identified when the application to regularise the development is submitted.

For your information, at the time of reporting the Plans Sub Committee minutes, I shall also report that I have anticipated confirmation of those minutes by having written to the developers requesting within 28 days of the date of this letter, the submission of a retrospective application covering all the site, and seeking planning permission to retain the residential development as built, comprising thirteen (13) houses, sixteen (16) bungalows and forty-eight (48) flats, including the details of the proposed landscaping scheme to be harmonised within the development and details of the alternative materials for the surfacing of the parking areas. I shall also advise the Committee that I intend to report to them further at their meeting on the 4th June next, at which time, I would hope to be able to confirm the receipt of the application, bearing in mind the Plans Sub Committee's recommendation to seek to regularise the position as expeditiously as possible for the benefit of owner/occupiers. Can I also suggest that in notifying the owner/occupiers of the application, it is important that Kings Quality Homes should offer an explanation to each and everyone as to why the retrospective application has to be submitted.

By way of conclusion, I must reiterate and emphasise the fact, that in the opinion of the Council's Officers, the development as it stands does not have the benefit of a valid planning permission, and that you will be well advised to seek the advice of your legal advisors on that aspect, since, in my view, the implications arising from this

cont/d...3/.

fundamental deficiency could have serious consequences upon the contractual interests of the current owners/occupiers, and especially those wishing to dispose of their property. The uncertainty created by the present set of circumstances is currently having to be eluded to by the Department in responding to Land Charge Searches upon the properties since it cannot be confirmed that the development is in accordance with the approved details. I believe that the content of the enclosed minutes emphasises the importance with which the Council have attached to the unauthorised changes to the approved details of the development, and the need for the matter to be resolved as quickly as possible in the interests of all those parties affected by it.

I look forward, therefore, to your early written confirmation that a retrospective application will be submitted along the lines I have referred to in this letter.

Yours faithfully

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

c.c. R. Doughty
c.c. P. Prewster (Roythorne & Co.)
c.c. Councillor B. Alcock, Chairman, Planning Committee
c.c. C. Simpkins, Chief Executive.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 5th April, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. W.D. Skells	Mrs.E.O. Hall-Patch	Mr. T.G.M. Tyler
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	
Mr. E.N. Davies	Mr. M.S.L. Rollinson	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B.J. Davies, J.A.Dobney, J.R. Pearl and M.C. White.

232. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH (198/93)

The Sub-Committee gave further consideration to this matter following a site inspection. The Director of Planning and Building Control Services reminded the Sub-Committee of the numerous differences that existed between the development as built, as opposed to that shown on the approved plans, and indicated that, following the Sub-Committee's deliberations on this matter, he would be preparing a comprehensive report for consideration at the Planning Committee on the 20th April 1993. He also, reported that in respect of landscaping, a retrospective application had now been submitted.

After lengthy discussion, it was

RESOLVED: That the Planning Committee be recommended to take the following course of action:-

(a) With regard to the unauthorised changes to the properties themselves, the developer be asked to submit a full retrospective application within 28 days, in order to regularise the position for the benefit of owner occupiers and that consequent upon the response of the developer a decision to take appropriate enforcement action be deferred for the time being;

(b) With regard to the areas for parking provision, the developer be advised that these should be constructed in accordance with the approved plans, including the private parking areas and that failure to do so will result in the Council taking the appropriate enforcement action to achieve compliance with the approved details.

(c) The owner/occupiers of the properties involved be advised that the above actions have been taken, informed of the reasons why there is no alternative and consulted on the planning applications required under (a) above if and when received; and

(d) The planning application now submitted in respect of landscaping stand deferred pending the receipt of the application referred to at (a) above.

AN 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

H09/0598/93

FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21646/7

Description: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).

Location: Machins Site
North Parade
Holbeach

Valid date:	23-JUN-93	Terminal date:	18-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	30-JUN-93	Report deadline:	21-JUL-93
Inspected by	07-JUL-93		
Extra contacts	14-JUL-93	Case Officer:	
Report if not clear by	28-JUL-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 68 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MAJ		02-JUL-93	23-JUL-93
Clerk to Holbeach PC	0406 26739	29-JUN-93	13-JUL-93
Cllr N I Capes	0406 23830	29-JUN-93	06-JUL-93
Cllr T G M Tyler	0406 22285	29-JUN-93	06-JUL-93
Cllr D S Venni		29-JUN-93	06-JUL-93

SITE RECORD

Grid ref: 536540 325160
OS Sheet: 151 Parcel:

HCC - No objections JCB 8/7/93

8/7/93

Telecon with Glyn Jones (
Robert Doughty Consultancy)

Agreed :-

(a) Landscaping to be dealt with by way of condition complied

(c) Parking to be dealt with by way of condition compliance - conditions to be imposed periods for a survey to be provided within 1 month - basis of agreed details to also necessarily cater even for communal use.

- all on basis of assurance from Glyn Jones that car parking shown as per original approved plans

LATE OBS. Ctr. ... Date ...
Salient points highlighted

Anglian Water

Anglian Water
Services Limited

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1993
Action by
DPO NCM
DDPO BG
JC AOP
Letter sent
Copies sent
File Nos.
Acknowledge YES/NO
Fee

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

Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930066
Your ref DH
H09/0598/93

22 July 1993

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

Dear Sir,

Proposal : Residential Development
Location : Machins Site, North Parade, Holbeach, Lincs
Applicant: Kings Quality Homes

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

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

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

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

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

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

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

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

Cont.

CHARTER MARK

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

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

Yours faithfully,

P. Laws

Philip Laws
Customer Services Manager

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
HOLBEACH
Spalding
PE12 7AA

S. Smith

EPHCS/EB
L/097/42b/7

27 Apr 1994

Dear Sirs,

RE: UNAUTHORISED DEVELOPMENT: THE BOLLIES (FORMERLY NACHENS SITE) NORTH PARADE, HOLBEACH.

I refer to the above development and in particular to the consideration of this matter by the Plans Sub Committee at its meeting on the 5th April last, when it resolved to recommend to the Planning Committee the courses of action as set out in the enclosed copy of the Minutes of that Committee. For your information, those Minutes will be reported to the Planning Committee at its meeting on the 27th May next.

As the solicitor, and following the exchange of faxes between your organisation and my office, a meeting was arranged with your representatives, Mr. Robert Doughty and Mr. P. Brewster of Wortthorpe & Co., to discuss the implications of the Plans Sub Committee's recommendations with a view to establishing, if possible, an agreed method of progressing the matters as constructively as possible, and that meeting took place on Wednesday the 13th April 1994.

I advised at that meeting that, in the opinion of the Council's Officers, the view is that the development at "The Bollies" does not have the benefit of a valid planning permission.

Following my Officers having met with Mr. Doughty's representatives and examined the detailed drawings of the development as now built, against the details as originally approved, I am forced to conclude that, the total effect of the sheer number of departures upon a scheme, which there is no doubt was designed as a cohesive unit, is such that the only solution, in my opinion, is to seek and obtain a retrospective planning permission for the whole of the scheme as built.

cont/d.....

spection welcome, vaccinated pets only. Tel Mrs Marlene Newell. 0775 761313.

WANTED: Parrots, Parakeets, Lovebirds, Budgies, Aviaries cleared. Cash waiting. Tel: (0406) 330255.

CLEARANCE
Established Friendly Family Business
Single items — Complete Houses
EVERYTHING CLEARED
Don't be "DONE" Call us first
Tel: (0406) 350612 anytime
WVE WVN 6657

RSPCA
Lincs East Branch (Reg No. 507301)
We many many dogs, cats and kittens urgently needing homes.
NO PUPPIES AVAILABLE
Tel: SPALDING 712241, evenings 0754 610646
7j9676

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC

SPALDING — MARKET PLACE

LINCOLNSHIRE COUNTY COUNCIL HEREBY GIVE NOTICE that owing to the danger to the public during the holding of a road race and fun run no person shall cause or permit any vehicle to proceed on Market Place, Spalding on 11 July 1993 from about 1200 hours until the completion of the races.

The alternative route from affected traffic is via Herring Lane, Double Street and Westlode Street.

J. EMMERSON
Director of Highways and Planning
Lincolnshire County Council
9i9578 E WVN

FOR Loan, lovely 14hh black Dales/Fell Gelding. Ideal first pony. Complete novis ride. 100% catch / shoe / traffic. Only loving homes need apply. (0406) 364627.

Caravans & Camping SG

ELDDIS CYCLONE
14' 4-berth electrics, 12v, double glazed, fridge, heater, spare wheel, serviced, some extras, vgc
£2,150 ono
Tel (0406) 380173
7j9454

Handy Numbers SG

MORE GARDEN than necessary? Could be worth many thousands with Planning Permission. Contact Land Planning Associates for no cost appraisal. (0775) 680526.

Plant & Machinery SG

MINI Diggers for hire. Peljob EB12 on rubber tracks. Free delivery and pick up. Tel Holbeach 351394 or mobile 0850 882393.

BED-SIT in Spalding centre. Tidy house, shared facilities, washing machine. £45 pw includes all bills. Employed person only. Spalding 711505.
BED-SITTING Room in Holbeach. Extremely comfortable with excellent facilities. Reference required. Tel Holbeach 22953.
ROOM to let in town house, centre of Holbeach, shared facilities. 0775 711606.
SMALL one bedroom flat to let Spalding town centre, £195 pcm. Tel (0775) 722247. Deposit and references required.
THREE Bedroomed semi detached house to let. Close to town centre with small garden. Available in 6 to 8 weeks. £250 pcm. Tel evenings 0775 88365.

NICE MODERN 1 BEDROOMED FLAT TO LET
One mile from Spalding town centre
C/H, D/G, and off road car park.
£260 pcm exclusive
Deposit and full references required
Telephone 0775 722247 after 6pm

Health & Beauty SG

ALL YEAR TAN
HIRE or BUY the latest Fast Tanning Tubes, all new beds, singles and doubles
FREE DELIVERY AND PICK-UP
Cheapest available
UVA Ladies available
Tel: 0948 76482
0831 811091

Land SG

LAND WANTED 1994 SEASON

FOR POTATOES AND ONIONS

Excellent rent — within 10 miles of Moulton

Please telephone 0205 722755. Evenings 0406 380267

Richard Austin Associates

CONSULTANTS IN AGRICULTURE AND HORTICULTURE
2jC WVN 9450

TO LET

SUTTON BRIDGE ESTATE, LUTTON MARSH

Available from Michaelmas 1993

FARM COTTAGE, BUILDINGS and LAND

Three bedroomed cottage (on assured shorthold tenancy)
Buildings and up to 22.5 acres of land
To be Let in 1, 2 or 3 Lots
Please contact:
Estate Office, Peterspoint, Sutton Bridge, Lincs PE12 9QS.
Tel: 0406 350220 For further details
7j9678

PLANNING APPLICATION

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

H09/0598/93 Kings Quality Homes
Residential Estate as constructed (20 bungalows, 35 houses and 13 flats)
Machins Site, North Parade, Holbeach
FULL

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

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
July 2, 1993.
7j9676

Home Services SG

CHOOSE AT HOME TILES

- Choose all your Ceramic Tiles in the comfort of your own home
- Easy to match with your interior
- Full fixing service by fully qualified professional
- All types of English and Continental including mosaics
- Hundreds of selections on display boards to suit your individual needs

FREE QUOTES - NO OBLIGATION - NO DEPOSIT -ELIMINATE MISTAKES - GET IT RIGHT FIRST TIME
For an old fashioned friendly service

CERAMICA
Tel: Derek Girdlestone King's Lynn 829045 (7-day service)
8w6976

WESTONS, GARDEN, MACHINERY.

Holbeach Road, Spalding, Lincs PE11 2HJ.
Tel: 0775 761734. Fax 0775 762400
Horticultural and Garden Machinery
SALES - SERVICE -SPARES



Main agents:
KUBOTA
POWER PRODUCTS
MORE POWER. MORE CHOICE.

Mowers - Generators -Pumps -
Hedge Cutters - Ride-on Mowers
Atco - Flymo - Hayter -Qualcast
WORKSHOP FOR ★ SERVICING & REPAIRS ★
RY AVAILABLE ★ DEMONSTRATIONS ARRANGED
R SALT NOW AVAILABLE — Any quantity
y after hours on (0775) 761734 or contact
mith on (0775) 723351 (Home)
6u6786

SPG
27.7.93.

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: H09/0598/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).

Location: Machins Site North Parade
Holbeach

Type: FULL

Date received: 23-JUN-93

29-JUN-93

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 13-JUL-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

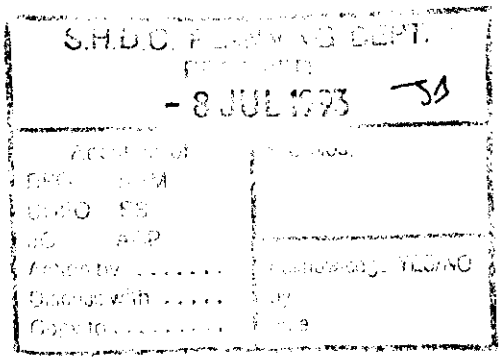
FOR PARISH COUNCIL USE ONLY

Comments:

Unable to comment

Signed:

M F Judge



The Royal Bank of Scotland,
Mortgage Department,
Drummond House,
P.O.Box 1727,
Red Heughs Avenue,
EDINBURGH,
EH12 9JN

B.Smith

DPBCS/JH
H09/0598/93

7 July 1993

Dear Miss Rudden,

RE: RESIDENTIAL DEVELOPMENT KNOWN AS "THE HOLLIES", HOLBEACH:
MORTGAGE APPLICATION ON BEHALF OF HENDERSON AND WARBURTON:
CONFIRMATION OF TELEPHONE CONVERSATION RE ABOVE.

Further to our recent telephone conversation, I am writing as promised to confirm the details as conveyed to you during that conversation. I should emphasise that I have no interest whatsoever in any application for Mortgage facilities, but that I am simply responding to requests from the Vendor of the property and the prospective Purchaser in order to establish for your benefit, the facts of the matter in terms of planning permissions affecting the development referred to.

The site known as "The Hollies" has been developed by Kings Quality Homes as a residential estate comprising 20 bungalows, 35 houses and 13 flats. The development is now complete and has been carried out by the developers over the last 2½ years. Unfortunately, and as a consequence of checking compliance with the detailed approval, it was discovered that a number of alterations had been made during the course of construction so that almost without exception, all the properties had been affected by changes in the detail construction of them, including the replacement of window types and the raising and/or lowering of some roof heights,etc. At certain stages, the developers had submitted amended proposals for the resiting of elements of the development and, whilst these had been previously examined and approved, following an inspection by the Planning Committee, nevertheless, other departures from the approved details were identified.

At this stage I should point out that all the properties have

cont/d...2

Our ref. SK.JF.15576

Your ref. JT.1611.9

Date. 24th June, 1993.

MOSSOP & BOWSER

SOLICITORS

11 West End Holbeach Lincs PE12 7LP
Telephone: (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

Partners: P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)

South Holland District Council.
Planning & Buildings Dept.,
Council offices,
Priory Road,
SPALDING,
Lincs. PE11 2XE.

For the attention of Mr. Blacklock

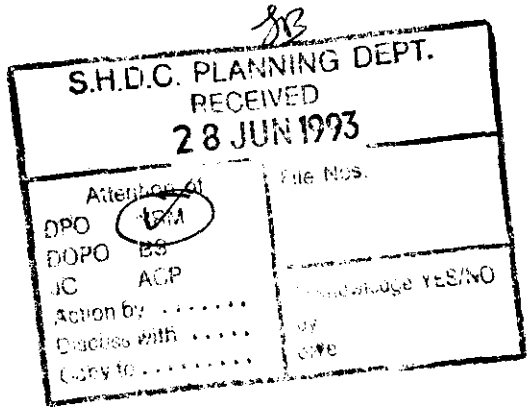
Dear Sirs,

re: 4 The Hollies Holbeach - previously Kings Quality Homes Site

We act for the proposed Purchaser of the above property and we wonder whether you are now able to confirm whether you have now received retrospective planning permission from the Builder for this site and when this will be considered before the Planning Committee, please ?

I look forward to hearing from you.

Yours faithfully,



BY FAX

Our ref. SK/JF/15576
Your ref. C[illegible] 1611/9
Date. 10th June 1993

MOSSOP & BOWSER
SOLICITORS

11 West End Holbeach Lincs PE12 7LP
Telephone: (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

Partners: P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Brian Smith

Dear Sirs

4 The Hollies Holbeach

Further to your letter of the 13th May we wonder whether you are now able to confirm that you have now received retrospective planning permission from the Builder and whether this has yet been granted.

We are just about to exchange contracts for our clients on the purchase of the above property and obviously we will need to point out all the pit falls to our clients.

Please could we hear from you urgently.

Yours faithfully

MOSSOP & BOWSER

14/6. TELECON WITH MRS WAKEFIELD AND ADVISED HIM LPA PRESSING FOR APPLICATION. JF.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1993 JS
Action by ... Ackn. Req. YES/NO
Copy to ... File

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Kings Quality Homes
is applying to the Council for planning permission for the following:

Reference No: H09/0598/93
Description: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).

Location: Machins Site
North Parade
Holbeach

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 23-JUL-93
Any observations should be sent to me by 23-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2879
Date received : 23-JUN-93

Received from

King Bros.

Address

Holbeach Manor
Fleet Road
Holbeach

Fee paid	£ 6000.00
VAT	£ 0.00
Total received	£ 6000.00

Cash/Cheque : Cheque

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

Mrs Boorman
35 The Hollies
Holbeach
Spalding
Lincs

Mr J Blacklock

JB/LAC/H09/
0598&0844/93

15 February 1994

Dear Madam

Landscaping and Surfacing of Car Parking - The Hollies.

I refer to your recent telephone enquiry in respect of the above and write to advise you that the developers, Messrs Kings Quality Homes, have been advised that Conditions 1 and 2 of planning permission H09/0598/93 must be complied with.

Messrs Kings Quality Homes have assured the Authority these conditions will be complied with pending the imminent resolution of certain contractual problem which to date has prevented such compliance being undertaken.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0598/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0844/93 Received:06-SEP-93 Type:CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Landscaping and tree planting scheme and details of car parking surface (Conditions 1 and 2 of H09/0598/93)

Location : Machins Site North Parade
Holbeach Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Your attention is drawn to Conditions 1 and 2 on planning permission H09/0598/93 which provide for the landscaping of the site and for the surfacing of the car parking spaces to be undertaken within one month of approval of the submitted details.

sgd B SMITH
Director of Planning and Building Control Services

03-DEC-93 H09/0844/93

PLANNING COMMITTEE - 4th August, 1993

555. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

H08/0527/93 Trustees of Gosberton Youth Club	Extension to provide hall and ancillary accommodation for hall at Gosberton Youth Club, High Street, Gosberton.

(Correspondence from the applicant relating to the above application was reported.)

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

H14/0531/93 Mr T Chapman	Change of use from settling pond to fishing pit at Shotbolt Lane, Pinchbeck.
H16/0563/93 The Tanglewood Group	Three sheltered bungalows (Plots 9A, 10 & 11) at Tanglewood Nursing Home, London Road, Little London, Spalding.

(Councillors D. Dewsberry and D.A. Tennant left the meeting during consideration of the above application.)

H09/0598/93 Kings Quality Homes	Residential estate as constructed (20 bungalows, 35 houses and 13 flats) at Machins Site, North Parade, Holbeach.

(b) Applications Refused

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

Plan No. and Applicant	Proposal
H23/0365/92 Mrs J S Vere	Change of use to storage of motor vehicles prior to sale at "Valencia", Cranesgate Road, Whaplode St Catherine.

(Subject to an additional reason for refusal that the development, if permitted, would result in an unacceptable intensification of the use of the site.)

(It was reported that further observations had been received from the applicant's agent in relation to the above application.)

H02/0492/93 E J Furnell	Use of land as touring caravan site at Wayside, Postland Road, Crowland.
H04/0504/93 Mr P Bates	Use of land for parking of one lorry at 29 Northorpe Road, Donington.

(It was also agreed that legal proceedings be instituted to secure compliance with the covenant contained within the Section 52 Agreement dated 30th April 1987)

H01/0542/93 Mr & Mrs C Russell	O.A.	Residential development at rear of 47 Stonegate (fronting onto Orchard Way), Cowbit.

(Councillors N.I. Capes, J. Goodley and B.A. Paul left the meeting during consideration of the above application.)

Messrs Mossop & Bowser
Solicitors
11 West End
Holbeach
Spalding
Lincs
PE12 7LP

Mr J Blacklock

TB/LAC
H09/0598/93
SAH/JC/16148

7 September 1993

Dear Sir

The Hollies (Machins Site), Holbeach, Kings Quality Homes.

Thank you for your letter dated 3 September 1993 in connection with the above.

I would advise you an application has been submitted for condition compliance with conditions 1 and 4 of planning permission reference H09/0598/93 and this application is currently receiving consideration.

Plot 67 is directly affected in so far as the landscaping and car park surfacing details submitted refer to this site among others.

I trust those comments will be of assistance.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Our ref. SAH/jc, 16148

Your ref.

Date. 3rd September 1993

MOSSOP & BOWSER

SOLICITORS

11 West End Holbeach Lincs PE12 7LP
Telephone: (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

Partners:
P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)
P. Jones LL.B.

Mr Blacklock
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

Kings Quality Homes - Estate at Machins Site North Parade Holbeach

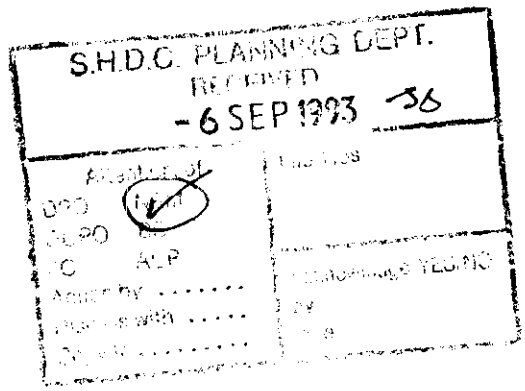
Further to retrospective planning permission being granted under reference H09/0598/93 we write to enquire whether Kings Quality Homes have now satisfied condition 1 and 2 of the planning permission and we would ask you please to confirm.

We are purchasing Plot 67 on the North Parade site and wonder whether you could let us know how this is affected by the conditions contained in the retrospective planning permission.

We look forward to hearing from you.

Yours faithfully

MOSSOP & BOWSER



Partners:
Keith M. Reeve. Soc. L.C.
Alan F. Fisher. Soc. L.C.
Graham S. Sands. Soc. L.C.

REEVE, FISHER & SANDS

Estate Offices,
Coronation Drive,
Elm Park, Hornchurch,
Essex RM12 5BL
Telephone: Hornchurch (0708) 474019
Fax No.: (0708) 452465

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

Your Ref.

Our Ref AF LEH E2672 Nevard

Date 17th August 1993

Dear Sirs,

re;**4 The Hollies, Holbeach Lincs**

We act for the owner of the above property and note that recently there has been some correspondence as to the building of the property with a Retrospective Planning consent having recently been issued.

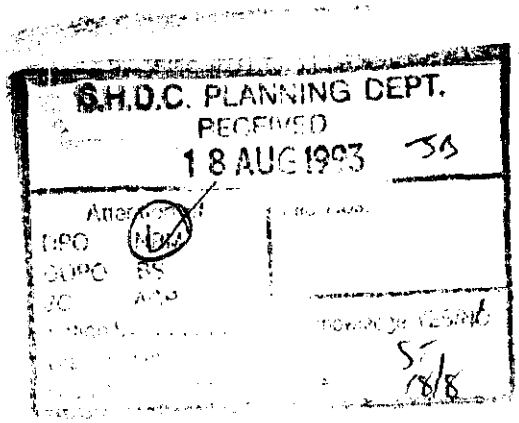
We have a copy of the conditions on the new Permission and the Purchasers solicitors have asked us to find out whether details of the scheme of landscaping and tree planting for the site and details of the servicing of the areas of the carpark have been submitted and approved by you and whether this property is in fact specifically affected by them

Your early reply would be appreciated

Yours faithfully,

REEVE FISHER & SANDS

Mrs Verney.



7/9/93. Explained additional copies required – detail details of car parking spaces to be supplied. Agreed inform solicitors when c.c. received.

This firm is regulated by the Council for Licensed Conveyancers to provide Conveyancing Services
The Partners are Members of The Society of Licensed Conveyancers

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: H09/0598/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential estate as constructed (20 bungalows, 35 houses and 13 flats).
Location: Machins Site North Parade
Holbeach

Type: FULL

10-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr J Parkinson
124 London Road
Long Sutton
Spalding
Lincs PE12 9EE

See attached.

sent to (including decision notice):-

Parkinson - 124 London Road, Long Sutton
Mossop & Bowser - 11 West End, Holbeach
Casey - 53 Park Lane, Holbeach
Nevard - 6 Clarendon Flats, Balderstone Street, London
Jaconelli - 18 The Hollies, Holbeach
Finnigan - 71 The Hollies, Holbeach

The Hollies, Holbeach

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 23, 25, 29, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 69, 73, 75, 77, 79, 81, 2, 6, 10, 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, 42, 44, 48, 50, 52, 4, 8, 21, 27, 31, 33, 34, 46, 54, 56, 67

Schedule of properties at 'The Hollies'

	494-THE HOLLIES PE12 7JQ	
1164	RIGGS, CHARLES S.	1
1165	COOK, JOANNE E.	1
1166	CHRISTENSEN, ANDERS W.	3
1167	HOPF, HARFORD J.	5
1168	HOPF, MARY S.	5
1169	COMMONS, LESLIE V.	7
1170	FITZGERALD, MARY	9
1171	HAWKES, ANTHONY	11
1172	HAWKES, JOAN M.	11
1173	WINSTON, DENNIS	13
1174	WINSTON, MARY	13
1175	GILLIES, ELIZABETH	15
1176	HEFFORD, NEIL A.	17
1177	GREEN, SUSAN A.	17
1178	SPENCER, MICHAEL	19
1179	SPENCER, EMMA	19
1180	SQUANCE, ANDREW J.	23
1181	GRIMWOOD, JOANNE A.	23
1182	COWARD, ELIZABETH A.	25
1183	MCGILL, LEE P.	25
1184	LAWTON, STUART	29
1185	PLATT, RUTH	29
1186	BOORMAN, FREDERICK T.	35
1187	BOORMAN, ROSALINE J.	35
1188	COOK, IRENE G.	37
1189	TOPPIN, ANN E.	39
1190	FORD, DORIS I.	41
1191	WEST, DOROTHY S.	43
1192	CHARLTON-WEST, ALISON J.	43
1193	LOCKE, JOHN K.	45
1194	LOCKE, MURIEL	45
1195	SUTCLIFFE, STEVEN J.	47
1196	BROADBRIDGE, NORA	47
1197	INGRAM, DONALD H.	49
1198	INGRAM, DOROTHY	49
1199	WATERS, TIMOTHY J.	51
1200	LITTLE, DANIEL	53
1201	BELLARS, NIGEL L.	55
1202	WING, HELEN E.	57
1203	WHISKER, DAVID A.	57
1204	GRIFFITHS, HARRY	59
1205	GRIFFITHS, MARILYN	59
1206	ECK, SHANE	61
1207	HERRING, CAROL	61
1208	BLACKBURN, PERRY S.	63
1209	JONES, REBECCA	63
1210	GRIMSHAW, JAMES H.	65
1211	SPENCER, JOHN	69
1212	SPENCER, BARBARA	69
1213	FINNIGAN, JOHN	71
1214	FINNIGAN, ROSE	71
1215	POOLE, JAYNE T.	73
1216	PATCHETT, GWENDOLINE A.	75
1217	PATCHETT, SHARON L.	75
1218	FROST, KEVIN S.	77
1219	GIOVINE, REBECCA A.	77
1220	DANCE, STEPHEN B.	79
1221	CROSSGRILL, JUSTINE K.	79
1222	LEWIS, BRYAN P.	81
1223	LEWIS, MARY .	81
1224	EDWARDS, CYRIL A.	2
1225	EDWARDS, BETTY E.	2
1226	PAVIER, ALAN G.	6
1227	PAVIER, JOAN E.	6
1228	HARESIGN, JOHN A.	10
1229	PASH, RAYMOND	12
1230	ROWLEY, DEREK W.	14
1231	ROWLEY, MARGARET	14
1232	BUDDEN, COLIN D.	16
1233	BUDDEN, TRACY L.	16
1234	JACONELLI, GINO A.	18
1235	JACONELLI, TONIE E.	18
1236	MARTIN, JONATHON	20
1237	BAILEY, JONATHON	20
1238	BAILEY, MATTHEW	20
1239	MASON, DONALD	22

	494-THE HOLLIES PE12 7JQ CONTD.	
1240	WOODS, MARK A.	24
1241	WOODS, EMMA L.J.	24
1242	SMITH, GORDON	26
1243	SMITH, FRANCES E.	26
1244	GILBERTSON, MALCOLM K.	28
1245	GILBERTSON, EVELYN M.	28
1246	TAYLOR, STEVEN A.	30
1247	TAYLOR, DEBORAH L.	30
1248	TAYLOR, SYLVIA	30
1249	COUSINS, PAUL A.	32
1250	COUSINS, LINDA M.	32
1251	BROOM, ANN M.	36
1252	MURFET, PATRICIA	38
1253	SMITH, GEORGE A.	40
1254	SMITH, JOAN	40
1255	DUNN, ALBERT G.	42
1256	DUNN, JOAN G.L.	42
1257	JARRAM, EILEEN	44
1258	DUNTHORNE, JOHN	48
1259	ILIFFE, EDWIN W.	50
1260	ILIFFE, EVELYN J.	50
1261	HEATHER, DENIS S.	52
1262	HEATHER, DOREEN V.	52

Also to the occupiers of plots:

4, 8, 21, 27, 31, 33, 34, 46, 54, 56, 67

0598/93

18 The Hollies
Holbeach
Lincolnshire
PE12 7JQ
9th June 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

OBJECTION

Dear Sirs,

RE: Retrospective Planning Application for "The Hollies" Development Holbeach

As owner of Plot 60 I wish to object to the proposed alterations on the following grounds.

1) Landscaping: It is noted that the tree in the front garden is to be repositioned closer to the house. However, I am of the opinion that the tree is already sufficiently close the house and that positioning it any closer could in the future lead to the roots of the tree undermining the foundations of the house.

2) Driveways: In my conversation with Mr Ashley King of Kings Homes he informed me that it is their intention to use 75mm of Tarmac with solar chippings. However, this is not at all acceptable and as I understand it the council have requested that Kings Homes provide paving which should be suitable for vehicular use, i.e. Block Paving.

Yours faithfully

G Jaconelli

Mr G Jaconelli.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JUN 1993
51
14/6

E V CASEY
53 PARK LANE
HOLBEACH
LINCS
PE12 7AU
0406 22515
11 7 93

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1993
Attention of
DEO
DEG
Clayton
15-7-93

Dear Sir

The property (shown above) which I have recently purchased was I understand formerly (PLOT 1) of the King's Quality Homes development on the "Machine Depot site" now known as "The Rollers" I therefore wish to examine

(A) Outline plans now before (SHDC)
(B) Detailed plans " " "
(C) Original Outline plans
(D) " Detailed plans.

also.

- 2)

(E) any plans either Outline or Detailed for 53 PARK LANE NORTHAM not covered by plans (A. B C. or D.)

You will no doubt realise that this request is extremely urgent & trust that you will treat it as such

Also please request copies of any relevant plans received about me & the cost of such copies

Yours Faithfully

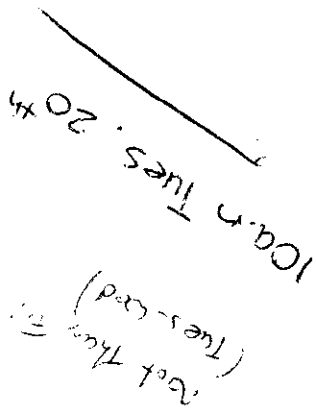
E V [illegible] & HE ATTACHED 20/7/93. SPACE TO BE GIVEN OF A NOTICE IN TO BACKDATED SECTION OF ASPECT OF APPLICATION ATTACHED HIM PUT I WAS CONCERNED BY TERMS OF APPLICATION.

H091/1058/88 Res Dev (outline)

H091/425/90 Res Matters

H091/921/91 (Con Comp) brick & tile.

H091/70/92 (con comp)



TEL. 0406 490146 MR J FINNIGAN

WED 9TH JUNE 71 THE HOLLIES

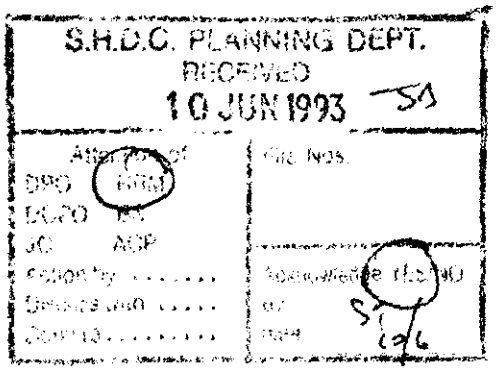
HOLBEACH

SPALDING

OBJECTION

DEAR MR SMITH.

I AM WRITING TO YOU AS REGARDS TO THE RETROSPECTIVE PLANNING APPLICATION FOR THE PROPERTYS ON THE HOLLIES. I WISH TO OBJECT TO THE SITUATION AS REGARDS MY PROPERTY AND THE FLATS NOS 73-75-77 PLOT NOS 38-39-40. I HAVE WRITTEN TO KINGS CONCERNING THE FLUES AIR FANS AND OVERFLOWS. WHICH ARE ALL FACING TO DISCHARGE INTO MY SIDE OF THEIR PROPERTY. THUS WHEN THE CENTRAL HEATING OR FANS ARE USED DISCHARGE FUMES INTO MY BACK BEDROOM WHEN THE WIND IS IN THAT DIRECTION. WHICH MEANS THAT THE WINDOWS MUST REMAIN CLOSED. ALSO SHOULD THE OVERFLOW OCCUR WOULD DISCHARGE INTO MY GARDEN. I BELEIVE THESE

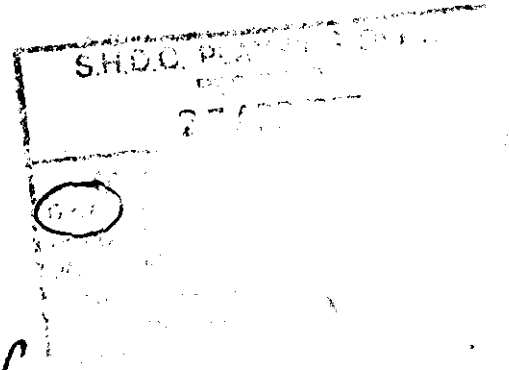


Application Not Read.
ack by card only
10/6

F. ES VENTS AND OVERFLOWS SHOULD
DISCHARGE ON THEIR SIDE OF THEIR
PROPERTY FOR MAINTAINANCE AND OBSERVATION
PURPOSES. ALSO SHOULD I WISH TO HAVE
A CONSERVATORY THESE FIXTURES WOULD
COME IN DIRECT LINE OF THE CONSERVATORY
ALSO WOULD BE IMPOSSIBLE TO BE GOT AT
SHOULD IT BECOME NECESSARY. IF I HAVE
A CONSERVATORY ON THIS SITUATION I
WOULD APPRECIATE YOUR HELP ON THE
MATTER. WHILE YOU CONSIDER THE
APPLICATION NOW UNDER WAY AND PRESS
KINGS TO DEAL WITH THE SITUATION.

Signed
Mr. G. Finnigan

P.S. IT SEEMS THAT ABOVE INSTALLATIONS
WERE TAKEN THE SHORTEST AND EASIEST
WAY WITHOUT THE THOUGHT OF ACCESS
OR LEGALITY. AS I SAY SHOULD ACCESS BE
NECESSARY THEY WOULD NEED TO GAIN ACCESS
TO MY PROPERTY. INSTEAD OF THE GARDEN OF
THE FLATS WHICH IS THEIR PROPERTY



124. London Road,
Long Sutton.
Spalding.
PE12 9EE
21-4-93

Dear Sir.

I read in the Free Press that you are Considering taking legal action against the home owners on Kings site in North Parade Hotbeach.

With respect Mr Smith I consider that you your department and the Council are the people that should have legal action taken against you for failing in your duty by allowing this matter to get as far as this, the work should have been halted months ago. Where are your inspectors they should have reported all these alterations at the start. Can they read plans.

I consider it an utter disgrace if you prosecute the home owners. Who no doubt thought every thing was in order

Brian I consider it Time for you to go.!

Your comments would be appreciated

Yours faithfully
T. Parkinson

Mr. J. Parkinson,
12A London Road,
LONG SUTTON
Spalding
PE12 9EL

R. SMITH

Direct Dial
Date 23rd April 1993

28 April 1993

Dear Mr. Parkinson,

RE: UNAUTHORISED DEVELOPMENT: THE HOLLIES, NORTH PARADE, HOLBEACH

Thank you for your letter dated 23rd April, the contents of which I have noted and the tenor of which I understand given the way in which matters are from time to time reported in the local Press.

The situation is a little more complex than perhaps the Press suggests, and you will appreciate that matters are still being pursued so that whilst the report in the Press referred to some of the initiatives open to the Council, I should emphasise that the Council's actions are directed principally at the developers of the site, i.e. Kingo Quality Homes, and to that end I am currently involved in discussions with both their technical and legal representatives and, as you may also appreciate, correspondence is being exchanged between the various interested parties. I trust, therefore, that you will understand why, for the moment, I propose not to expand the situation in the fullest detail since I am concerned to achieve the most expedient resolution of the situation, particularly in the interests of the owner/occupiers of the properties on that development.

I shall be addressing the matter at the Planning Committee at its meeting on the 12th May next, at which time I anticipate that I shall offer further explanations as to the actions which are presently being undertaken.

In the meantime, it is important to stress that there are some very fundamental differences between the actions which the Council as the Local Planning Authority can take under the Planning Acts in comparison with its role as a Building Control Authority enforcing the

cont/2...

o [illegible] matters and take appropriate actions under the Public Health Act in respect of the Building Regulations, coupled with the way in which both my Department and the District Council seek to act in a co-operate and co-ordinated way in administering their responsibilities under the respective pieces of legislation.

Rather than enter into a somewhat lengthy explanation at this stage, I would like to extend an invitation to you to visit the Department and allow me the opportunity of not only showing you round, but explaining how the various arms of the Department operate with particular relevance to the situation which has developed at the Duties' site at Holbeach. Can I suggest, therefore, that you contact my secretary, Mrs. Branch, who will be only too pleased to find a suitably convenient date and time when such a meeting can take place, and on the assumption that it will prove to be convenient, I look forward to meeting with you to discuss the matters raised in your letter to me.

Yours sincerely,

p.p. B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

(dictated by Mr. Smith and signed in his absence).

Mr J King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AX.

Mr J Blacklock

JB/JJ H09/0598/93

20 Oct 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - 'THE HOLLIES', LANDSCAPING.

I write to advise you that at its meeting on 18th September 1995 the Development Control Sub-Committee considered a report relating to the above.

A copy of the minute of that Committee is enclosed which I trust you will find self-explanatory.

With regard to (b) of the Committee resolution, could you please advise me in writing when the approved landscaping will be provided in respect of the land intended for adoption as public open space. The landscaping that exists in respect of this land is not in accordance with the approved plans.

As no doubt you are aware, this Authority will not adopt such spaces until the approved landscaping has been provided to the satisfaction of the Local Planning Authority.

Yours faithfully

N Midler
Development Control Manager

Mr M A Woods,
24 The Hollies,
Holbeach,
Spalding,
Lincs.
PE12 7SQ.

Mr J Blackford

JB/JJ H07/0598/93

31 Oct 1995

Dear Sir,

ERECTION OF FENCING - 24 THE HOLLIES, HOLBEACH.

Thank you for your letter dated 20th October 1995 in respect of the above.

I would advise you that planning permission is not required for the erection of the fencing as detailed in your letter.

Yours faithfully

N Midlen
Development Control Manager

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Senior Planning Assistant (DC) To: Director of Planning and Building Control Services

Our Ref: DJR/JJ Your Ref:

Date: 20 Apr 1993

KINGS QUALITY HOMES, MACHINS SITE, HOLBEACH.

Further to my recent discussion with the agents regarding the above development.

During detailed analysis of the changes to this development it was realised that many of the alterations were of a similar and consistent nature e.g. changes to window/door design, relocation of openings, variations in siting, inclusion of bargeboards etc. Taken individually many of the changes are of a minor enough nature to be regarded as immaterial. Taken as an amalgamation however the changes undoubtedly altered the overall appearance of the development and on this basis are difficult to write off as being immaterial.

In trying to rationalise the the situation however, it struck me that in terms of their significance, the changes had most impact on the 'central core' of the development i.e. the part containing the majority of the 3 storey units. From the plans it was apparent that the change of window proportions in particular introduced a conflicting horizontal element in an otherwise 'vertical' facade. There were also major changes to the front of units 64/5/6. The visual conflict was not so marked on the remainder of the site which is predominantly single and two storey in height.

Given this I feel that the Authority is justified in asking for a retrospective application to cover the changes to the 'central core' i.e. plot no.s 53 to 68 (16 dwellings). As a separate issue it transpired that the alterations to roof heights were more apparent than real. What seems to have happened is that the original plans showed 40° pitch; later amendments showed a reduced pitch; but the buildings have been built at the originally approved 40° pitch. This appeared to be the case in respect of the 3 storey units, but no doubt Mr Doughty can supply further explanation over this. In my opinion the higher pitch (certainly in respect of the 3 storey units) is to be preferred.

Our discussions did not cover landscaping or surface treatments, as I understand these are being negotiated. Turning to plot 48 (the hole in the wall), it appears that Kings have conveyed what was originally shown as amenity land to the occupier. If this is the case, this too should be rectified, but as yet I have not had the opportunity to check this thoroughly.

(Refer to attached plan)

Recommendation

1. An application be invited in respect of plots 53 to 68 (and possibly 48).
2. Amended plans be required to cover all other changes in order that there is a new "approved plan" on file for the benefit of householders.
3. Given the uncertainty this has generated: Any decision be conveyed to householders as a matter of urgency.

D Roberts
Senior Planning Assistant
Development Control

FILE COPY

Mr G P Chilvers,
21 The Hollies,
Holbeach,
Lincs.

Mr J Blacklock

SAW/NRM/JJ
H09/0598/93

15 October 1996

Dear Sir,

ERECTION OF FENCE AND STANDING OF CAR - THE HOLLIES, HOLBEACH.

Thank you for your recent letter in respect of the above. The site has been inspected.

With regard to the fencing, I would advise you that the fencing which has been erected would appear to be 'permitted development' i.e. development which may be undertaken within the curtilage of a dwelling house without the benefit of planning permission.

I enclose for your information a copy of the relevant section of the Town and Country Planning (General Permitted Development) Order 1995 which details the circumstances in which such permitted development may be undertaken.

As for the 'old scrap car' to which you refer, the site inspection revealed a car parked in the garage court behind your property which although it shows obvious signs of rust is not in a state of such dereliction or decay as to warrant being termed an 'eyesore'. To this extent, therefore, I do not think the Authority would be justified in taking action under Section 215 of the Town and Country Planning Act 1990 - a provision designed as a remedy for a situation which adversely affects the amenity of the area.

I would also advise you that there are no restrictions or conditions on the planning permissions relating to 'The Hollies' development which would enable the Authority to take remedial action in respect of the matters about which you express concern but there could be restrictive covenants imposed in the contract of sale with regard to the property which may have a bearing.

I would suggest an approach to the Developers, Messrs Kings Quality Homes of Fleet Road, Holbeach, may be of assistance to you in respect.

I trust these comments will be of assistance.

Yours faithfully

N Midlen
Development Control Manager

GERALD PETER PHILLIPS
21 THE HOLLIES
HORBEACH
LINCS

KW

DEAR MR WOODS

I HAVE RECENTLY MOVE TO THE ABOVE ADRESS AND HAVE COME UP WITH TWO PROBLEMS I HOPE YOU COULD HELP ME WITH.

FIRST I HAVE HAD AN OLD SCRAPED CAR AT THE REAR OF MY HOUSE AND I HAVE ASKED THE OWNER WHO LIVES ACROSS THE ROAD TO REMOVE IT AS NO OLD CARS SHOULD NOT BE PARKED THERE SO FAR HE HAS REFUSED TO DO SO FAR. THE OTHER MY NEIGHBOUR HAS ERECTED A 3FT FENCE AT THE FRONT OF MY HOUSE THAT IS HIS PARKING SPACE BUT THIS ONLY LEAVES ME 3FT 6IN FROM MY FRONT DOOR.

P.T.O

TO THE FENCE. THIS LEAVES ME WITH A PROBLEM TURNING LARGE OBJECTS PLUS PRAMS PUSHCHAIRS ECT INTO MY FRONT ACCESS. IF YOU COULD COME AND ASSES MY PROBLEMS I WOULD BE VERY GRATEFULL.

YOU CAN CONTACT ME IN WORKING HOURS ON HOLMBRIDGE 423109

OR WRITE TO THE ADDRESS ABOVE WAITING YOUR REPLY

G.F. Edwards

FILE COPY

Mr J H King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AX.

Mr J Blacklock

SAW/NRM/JJ
H09/0598/93

4 July 1996

Dear Sir,

RESIDENTIAL DEVELOPMENT THE HOLLIES, HOLBEACH - LANDSCAPING.

Thank you for your letter dated the 23rd May 1996 in respect of the above.

The matters to which your letter of the 25th October 1995 relate to are being dealt with Mr Peter Moore (Environment and Leisure Services) and accordingly I have asked him to reply to you.

Yours faithfully

N Midlen
Development Control Manager

FILE COPY

Mrs V Weller,
55 The Hollies,
Holbeach,
Lincs.
PE12 7SQ.

Mr J Blacklock

SAW/NRM/JJ
H09/0598/93

1 July 1996

Dear Madam,

PROVISION OF SHINGLE AREA, 55 THE HOLLIES.

Thank you for your letter of 13th June 1996 in respect of the above.

I apologise for the delay in replying. I have checked the records of the permissions relating to the site and there is no restrictive condition preventing you from replacing the grassed areas shown on your plan with shingle. Planning permission will not be required for such work.

I trust these comments will be of assistance.

Yours faithfully

N Midlen
Development Control Manager

Plan 01406
470503
15th June

55. The Hollies
Holbeck.
Kings
PE12 7SQ.

DLyn 58

To Mr. Blackbeck

Dear Sir

With reference to our
recent phone call regarding grass
area with 3/4 shingle.

I enclose a rough sketch of
area which we wish to change.

Trusting this will meet with
your approval

Yours truly,
Wm. C. Wells.

PATH
GRASS
GRASS
HOUSE
PATH
GRASS
CAR PARKING
CAR PARKING
PAVEMENT
PATH

BUILDMARK
The new home warranty

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax No. 01406 426237

SLDC
Housing & Planning
Received

Your Ref:

Our Ref: JHK/TJ.

23rd May, 1996.

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

Dear Mr. Blacklock,

RE:- RESIDENTIAL DEVELOPMENT - "THE HOLLIES" - LANDSCAPING.

We last wrote to you in relation to the above mentioned on 25th October, 1995, unfortunately we never received a reply.

As you will appreciate the landscaping has now been carried out and we wish for this Estate to be adopted.

Your help in this matter would be appreciated.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

GM

COULD YOU PLEASE HAVE A NOSE ON THIS.

JH
11/6

Photos taken 13/6/96

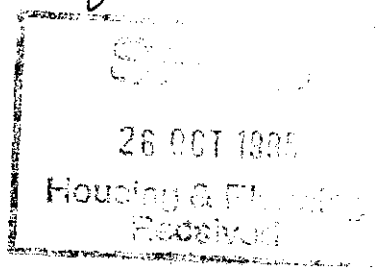
BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax: No. 01406 426237

Your Ref:

Our Ref: JHK/TJ.



25th October, 1995.

KW H09/0593/93
SGK H09/0844/93

FOR THE ATTENTION OF MR. J. BLACKLOCK,

South Holland District Council,
Housing & Planning Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Blacklock,

RE:- RESIDENTIAL DEVELOPMENT - 'THE HOLLIES' - LANDSCAPING.

Thank you for your letter of 20th October.

The landscaping to the Open Space will be carried out by Christmas at the latest.

With best wishes.
Yours sincerely,

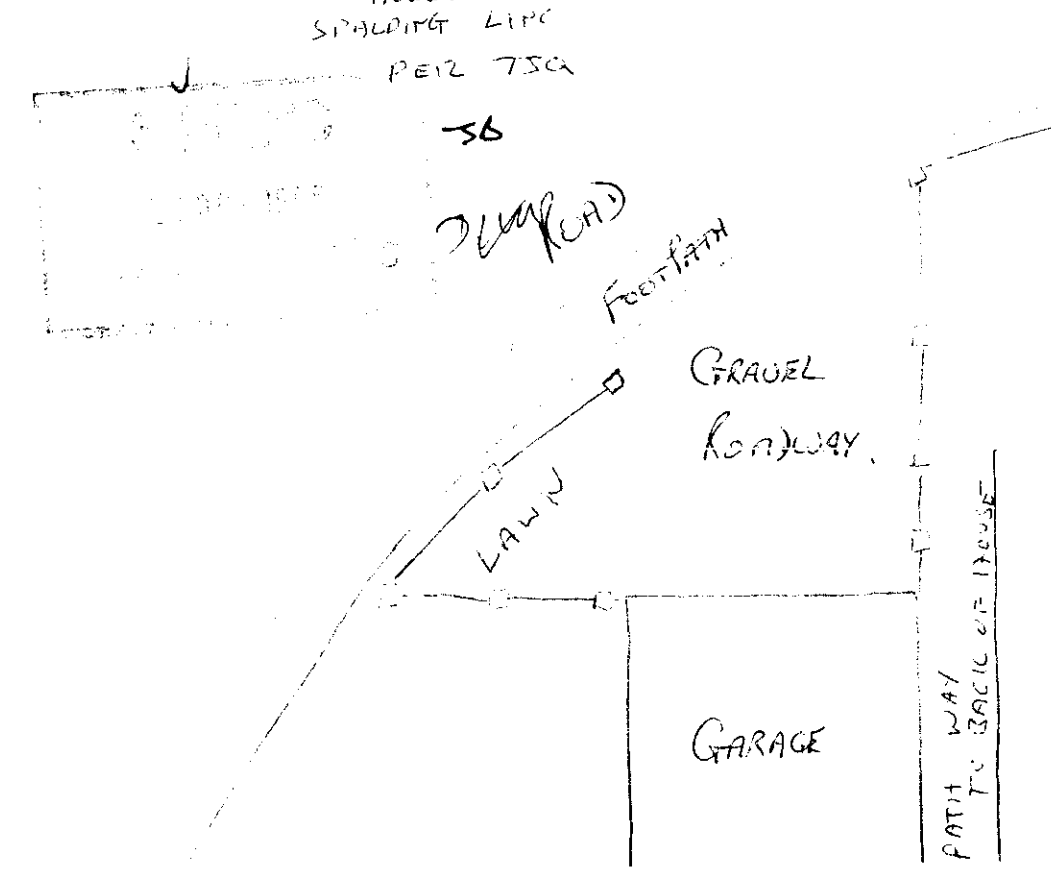
Copy to Relton Moore
30/10/95

John H. King,
Director,
Kings Quality Homes.

H09/0598/93

IN REF MR M A WOODS DATE 20-10-95

24 THE HOLMES
HOLBEACH
SPALDING LINC
PE12 7SQ



THIS IS THE PLAN OF MY FENCE, WHICH IS ACTUALLY 2FT 9 INS HIGH.

COULD YOU PLEASE GIVE ME A PROMPT DECISION IF I CAN GO AHEAD TO BUILD THIS FENCE PLEASE

FENCE IN RED

NOT TO SCALE.

FENCE 3' HIGH

YOURS FAITHFULLY

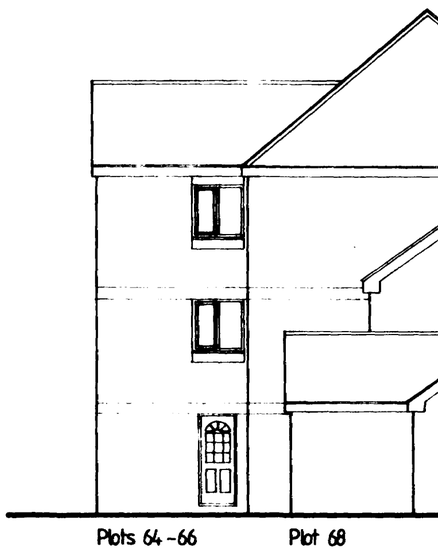
P.S IT'S TO STOP MY 14 MONTH OLD DAUGHTER TO RUN OF THE ROAD THANK YOU

PLOTS 63-68

As Built



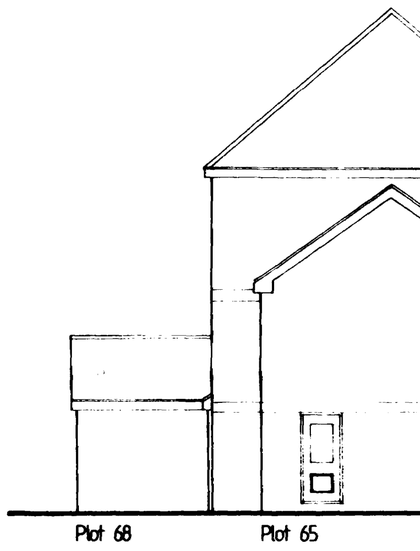
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

KINGS QUALITY HOMES

NORTH

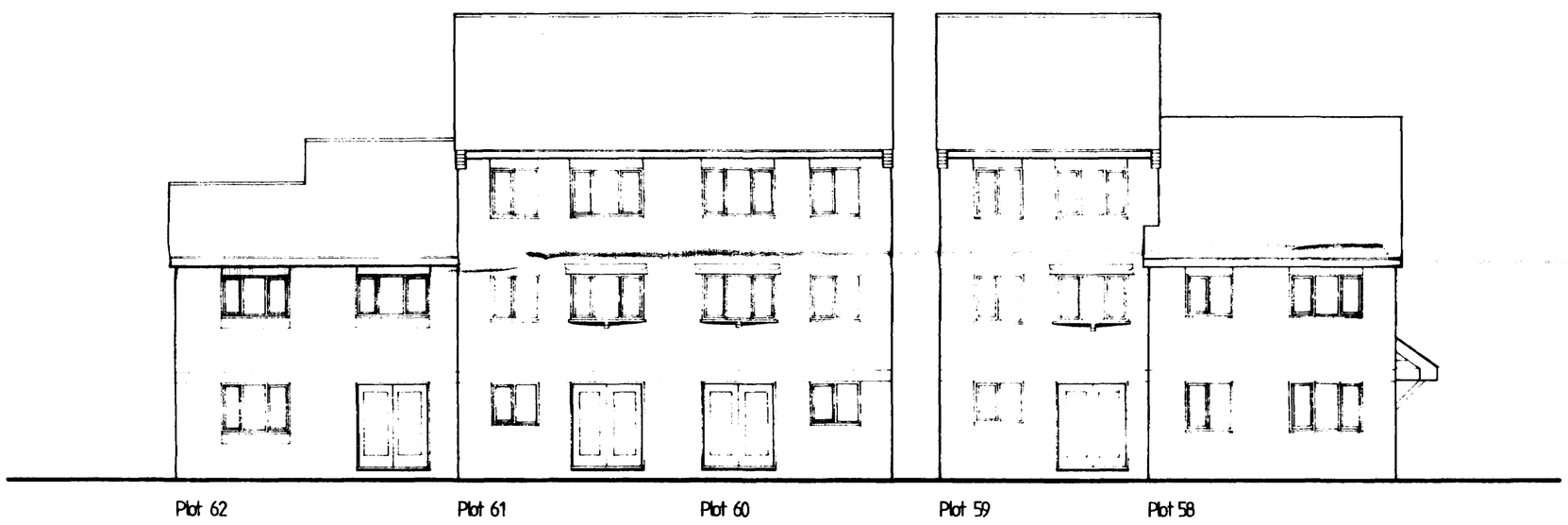
Dwg 14

Robert Dan

PLOTS 58-62

As Built





KINGS
QUALITY
HOMES

NORTH

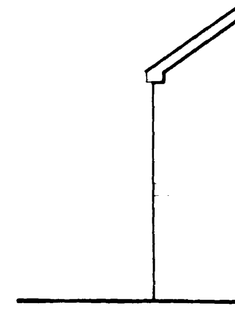
Dwg 14

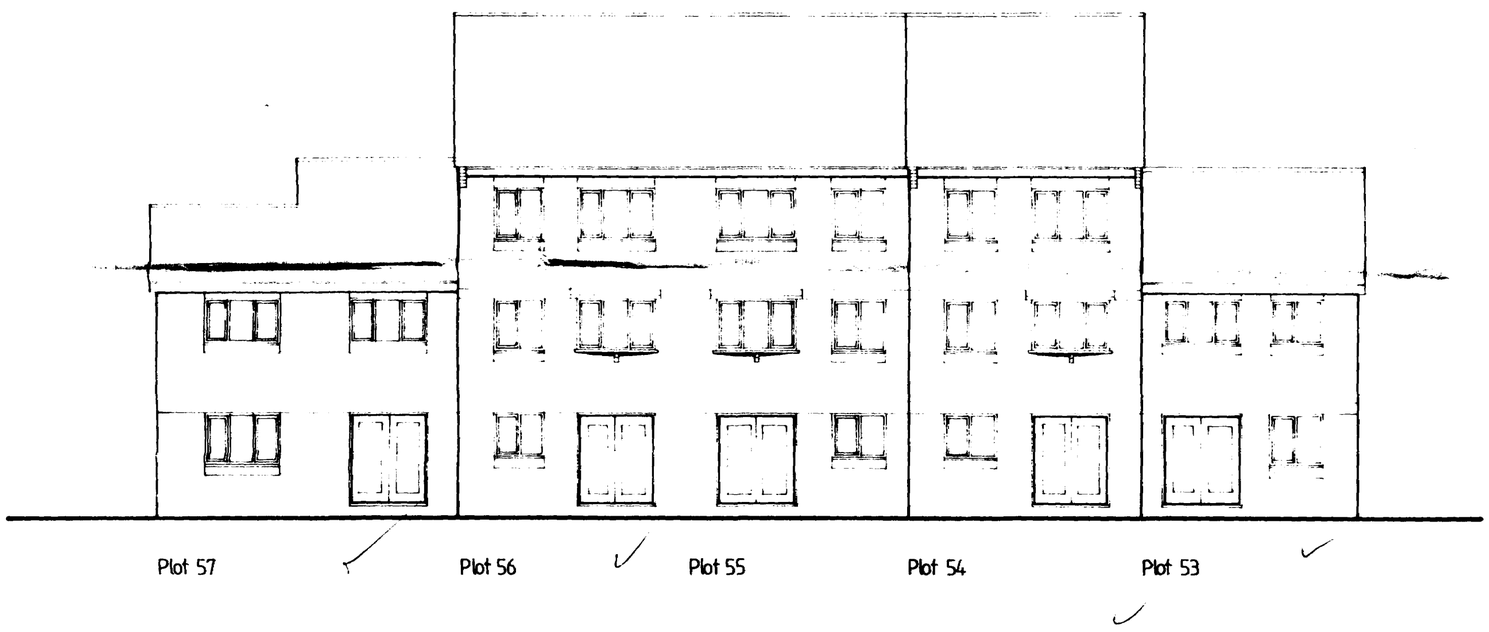
Robert Dou

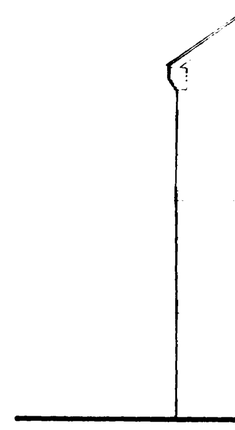
LOTS 53-57

built









KINGS QUALITY HOMES

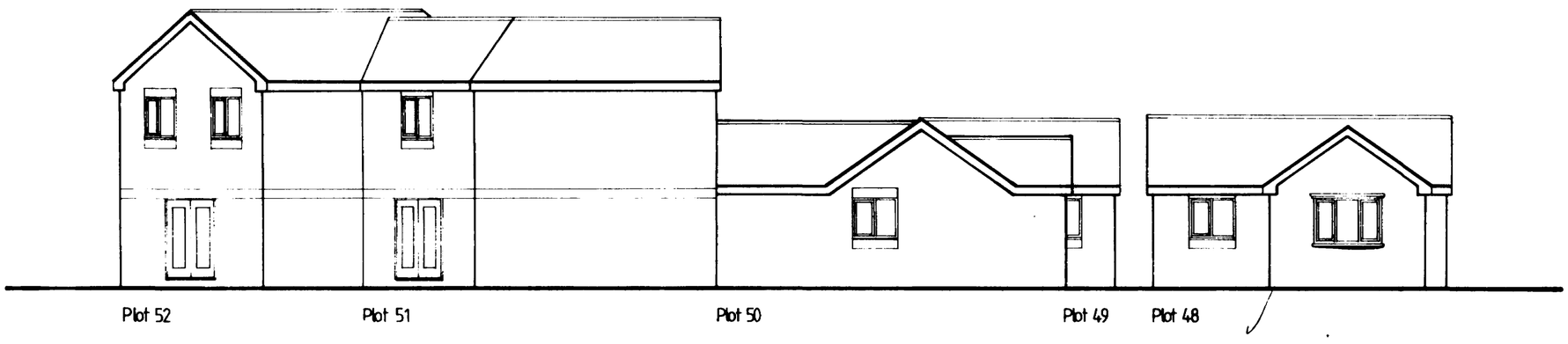
NORTH

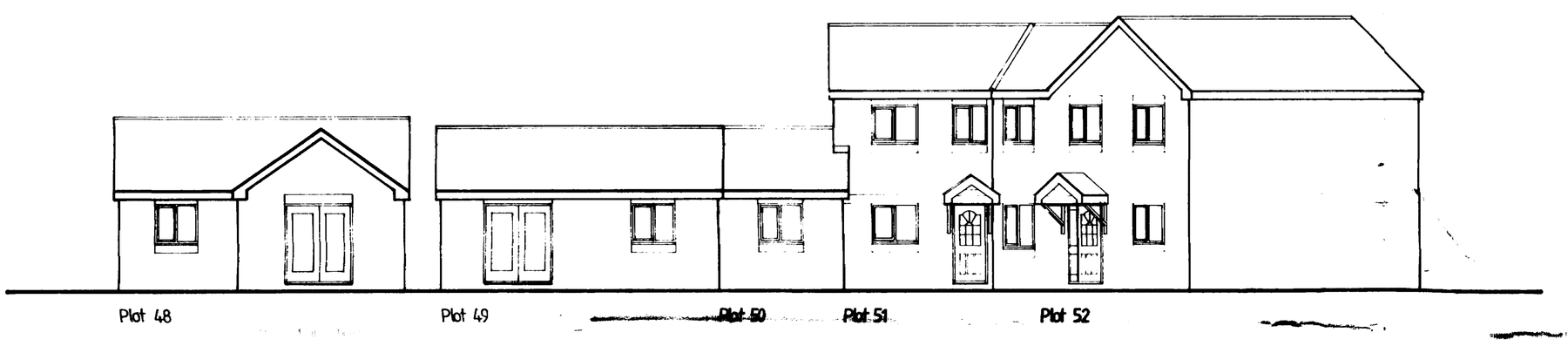
Dwg 14/53

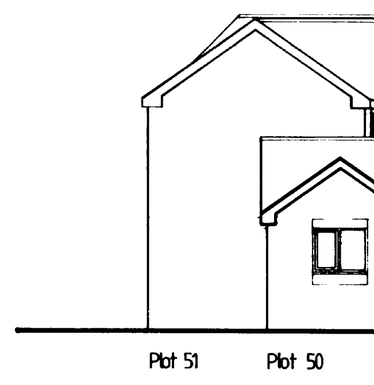
Robert Dougl

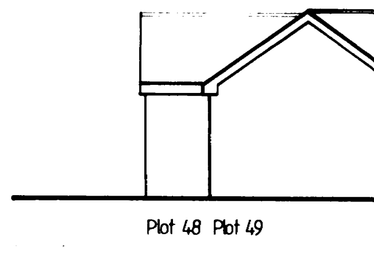
PLOTS 48-52

As Built









KINGS
QUALITY
HOMES

NOR

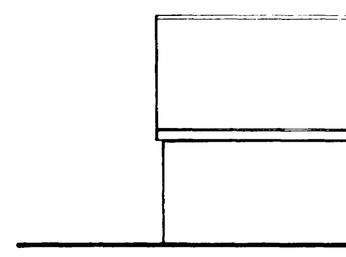
Dwg

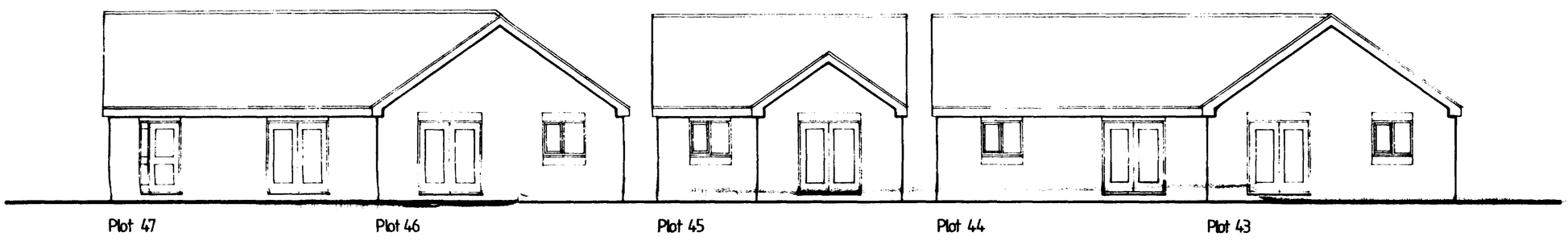
Robert

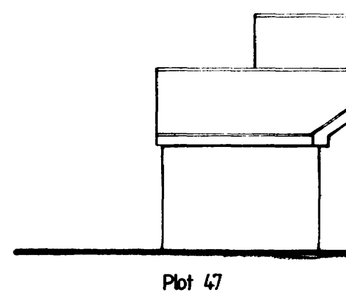
PLOTS 43-47

: Built







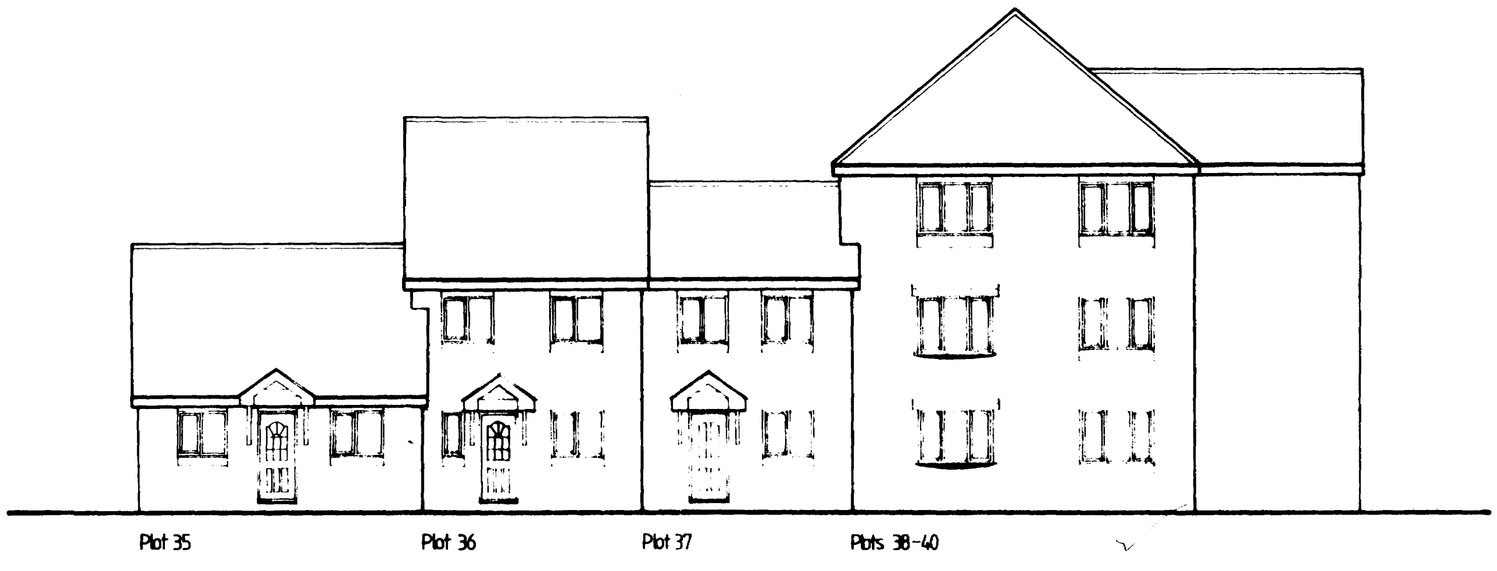


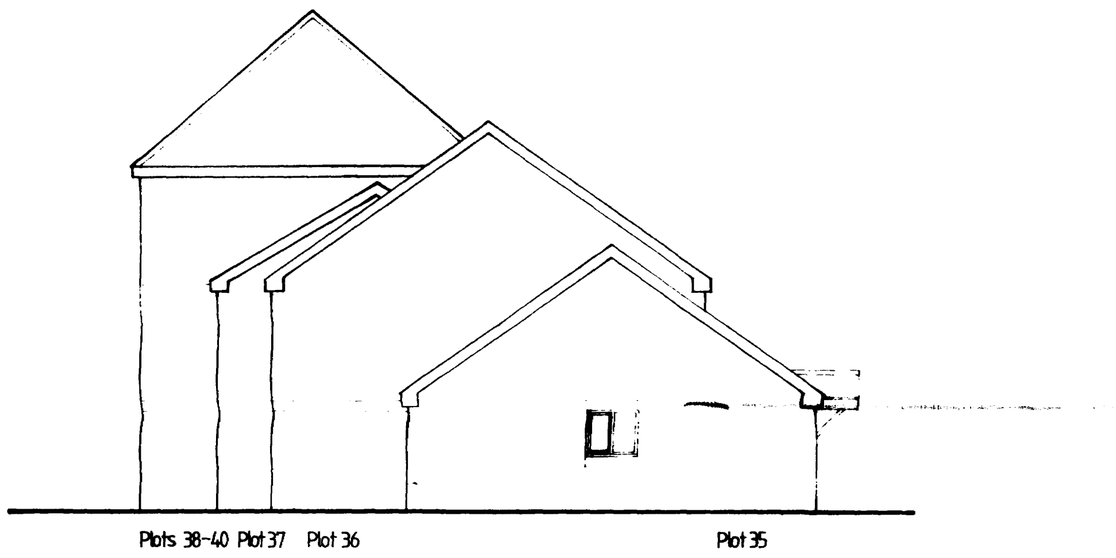
KINGS
QUALITY
HOMES

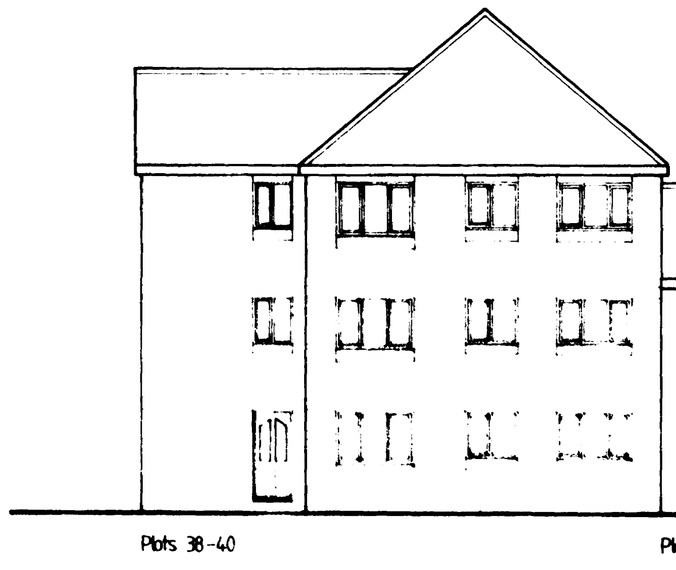
NORTH
Dwg 1458
Robert Dougl

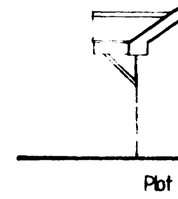
PLOTS 35-40

As Built









KINGS
QUALITY
HOMES

NORT

Drwg 14

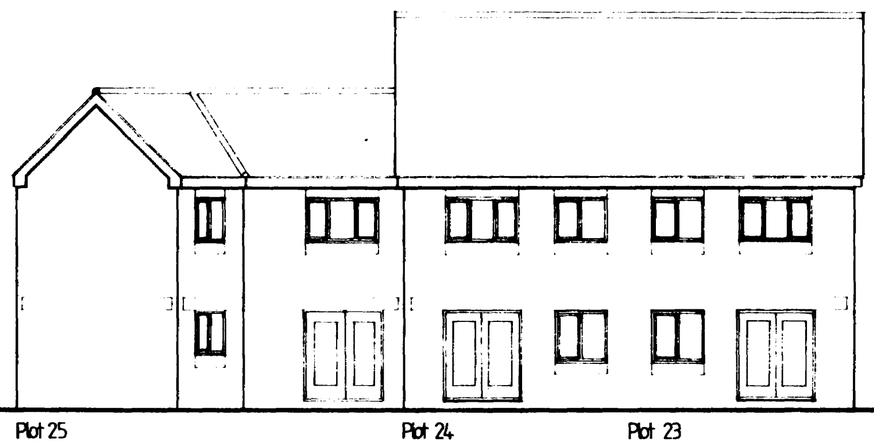
Robert Dan

KINGS
QUALITY
HOMES



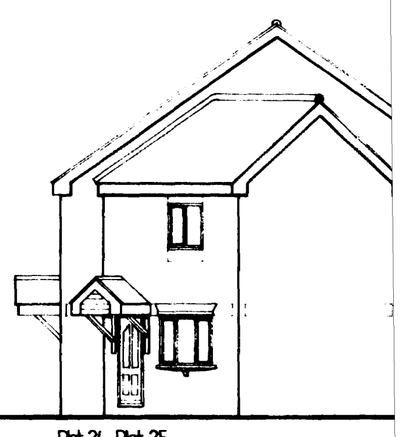
Plot 23 Plot 24 Plot 25

Front Elevation



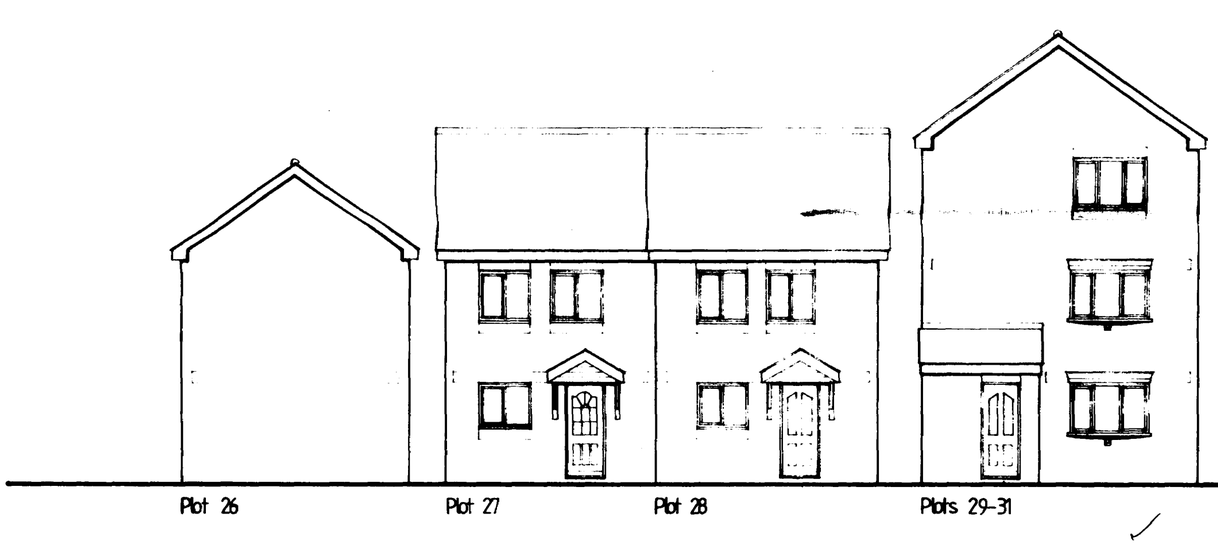
Plot 25 Plot 24 Plot 23

Rear Elevation

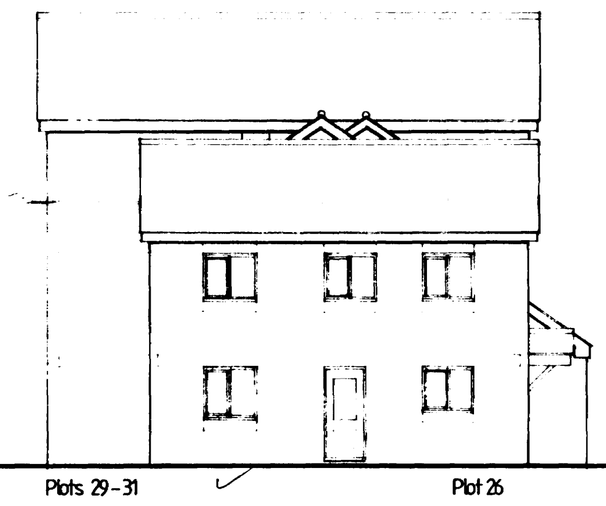


Plot 24 Plot 25

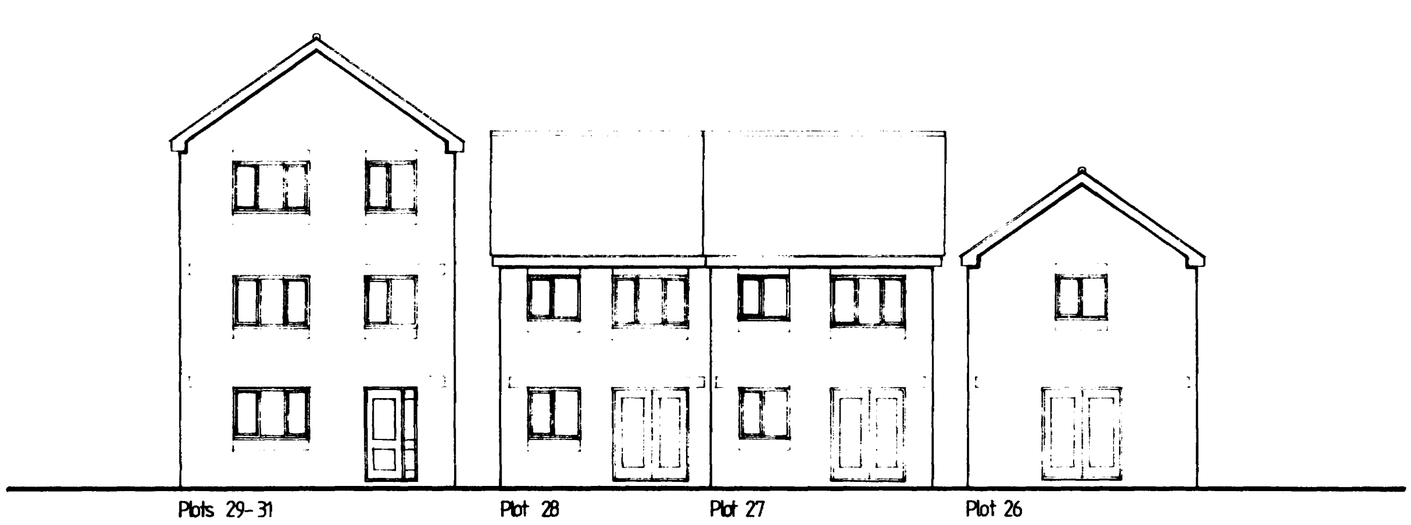
Side Elevation



Plot 26 Plot 27 Plot 28 Plots 29-31



Plots 29-31 Plot 26



Plots 29-31 Plot 28 Plot 27 Plot 26

PLOTS 26B-6B1

As Built

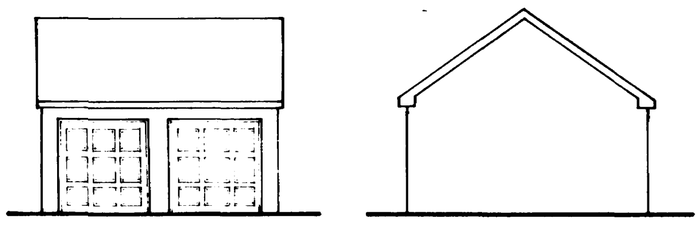
NORTH

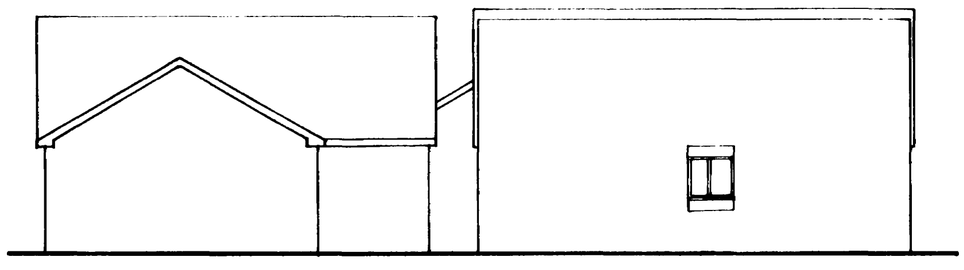
Dwg 14

Robert Dan

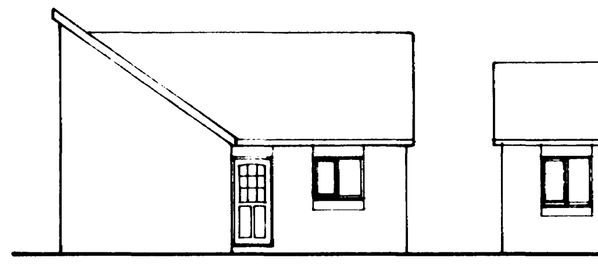
PLOTS 6-8

As Built

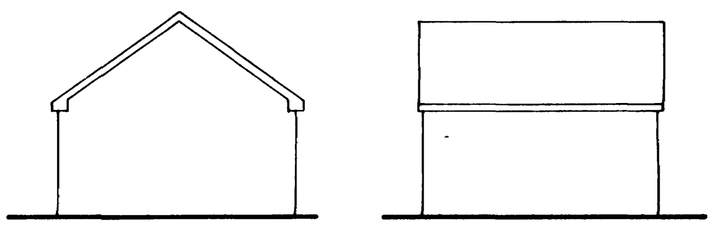


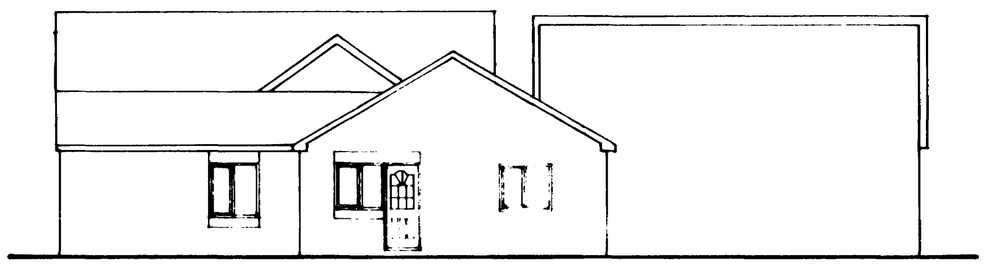


NORTH WEST

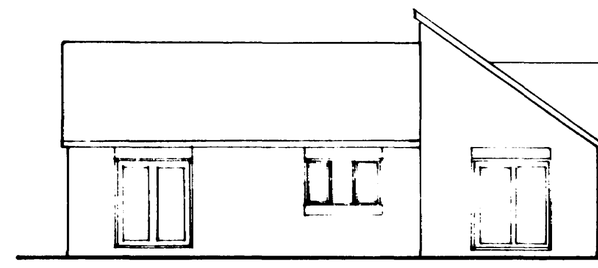


SOUTH WEST





SOUTH EAST



NORTH EAST

KINGS
QUALITY
HOMES

NORTH

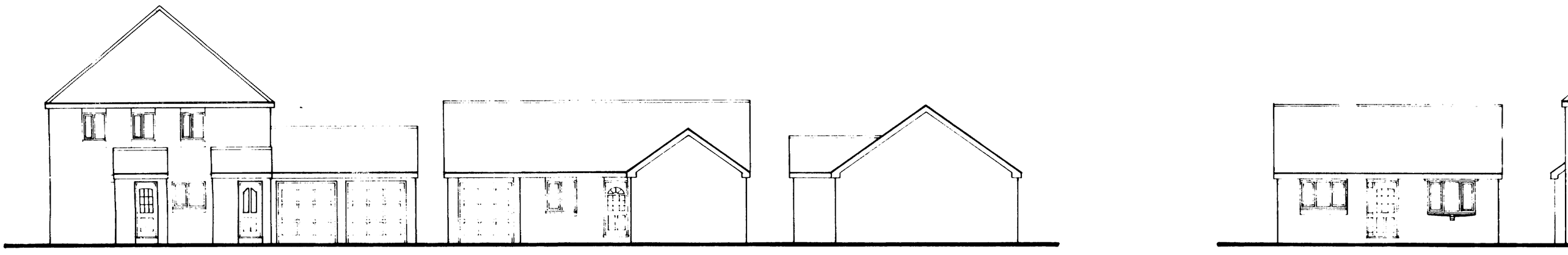
Dwg 1438/

Robert Dough

PLOTS 1-5

As Built

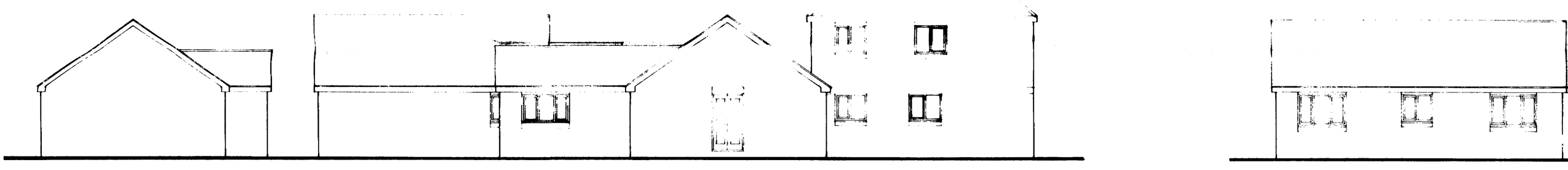
Plots 2/3 | Plot 4 | Plot 5 | Plot 1



NORTH EAST

SOUTH EAST

Plot 5 | Plot 4 | Plot 1 | Plots 2/3 | Plot 5



SOUTH WEST

NORTH WEST

KINGS
QUALITY
HOMES

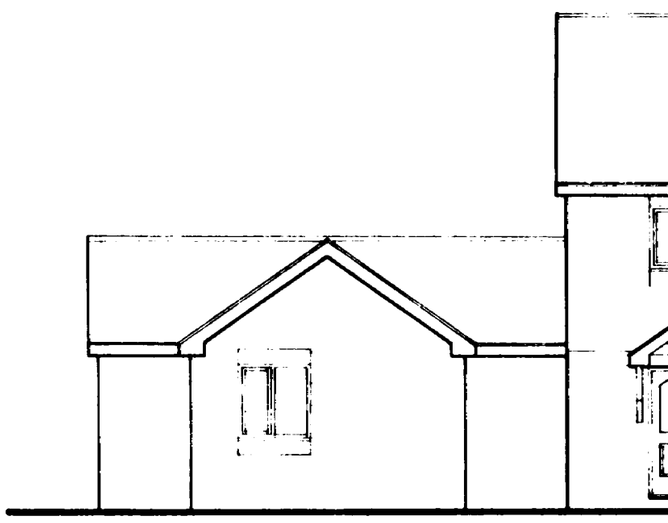
NOR
Drwg
Redbern

PLOTS 9-13B

As Built



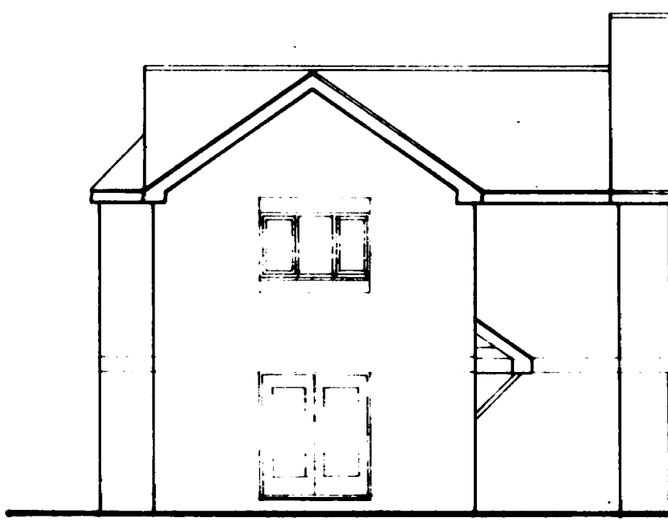
Plot 10 Plot 9



Plot 9 Plot 10



Plot 13 Plot 12 Plot 11



Plot 13 Plot 11 Plot 12

KINGS
QUALITY
HOMES

NORTH PA

Dwg 14SB/SB/SC

Robert Doughty CHART

32 Hig

Telepho

DRAWING
27 MAY 1993
ISSUED

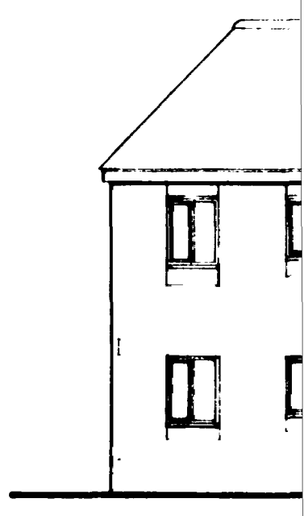
PLOTS 14-18

As Built



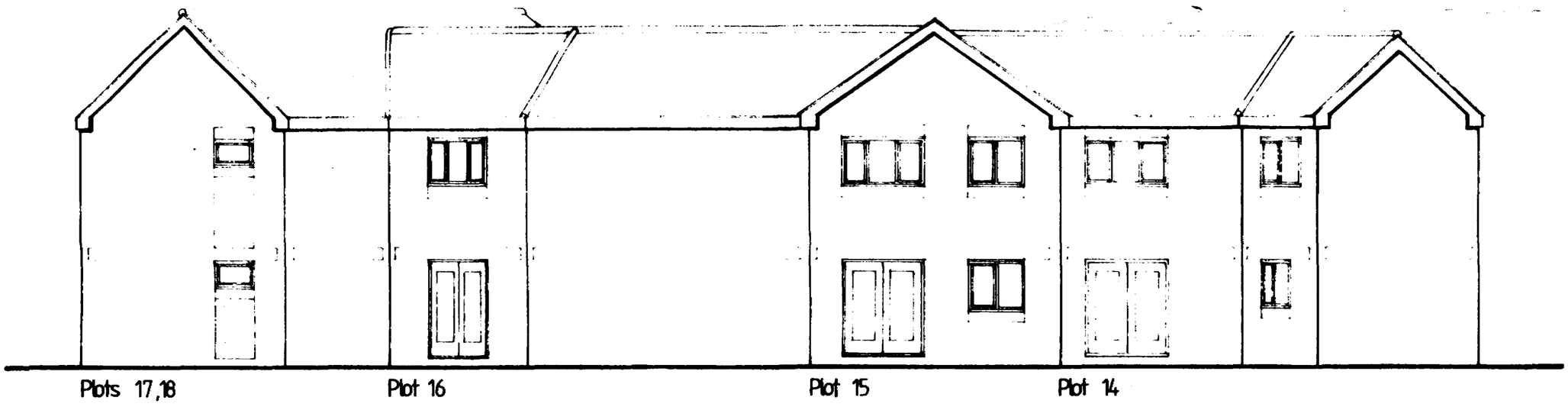
Plot 14 Plot 15 Plot 16 Plots 17,18

Front Elevation



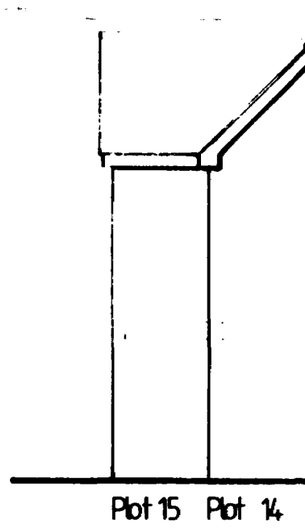
Plots 17,18

Side Elevatio



Plots 17,18 Plot 16 Plot 15 Plot 14

Rear Elevation



Plot 15 Plot 14

Side Elevation

DRAWING
27 MAY 1993
ISSUED

KINGS
QUALITY
HOMES

NORTH PARA

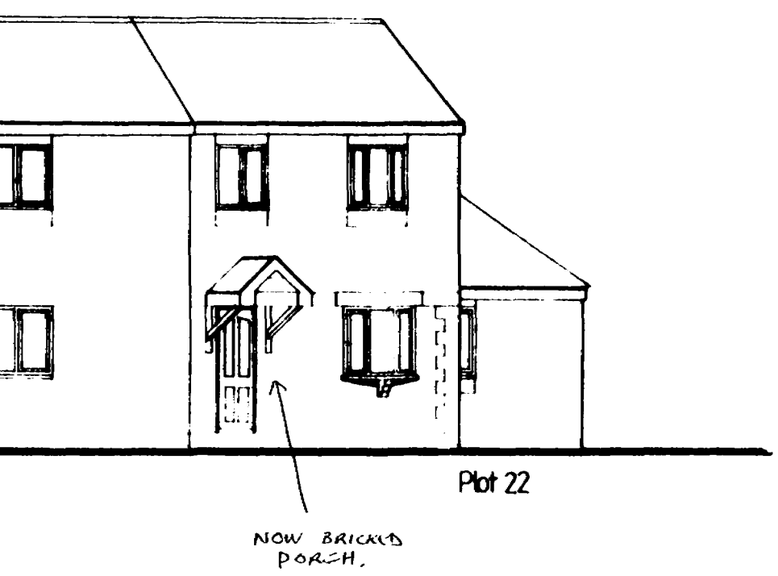
Dwg 14&18/&B/6B04

Robert Doughty CHARTERED

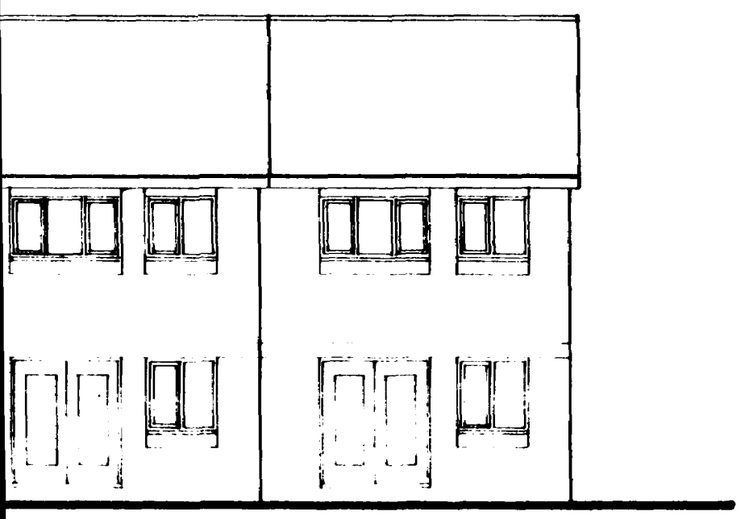
32 High Stre

Telephone Sw

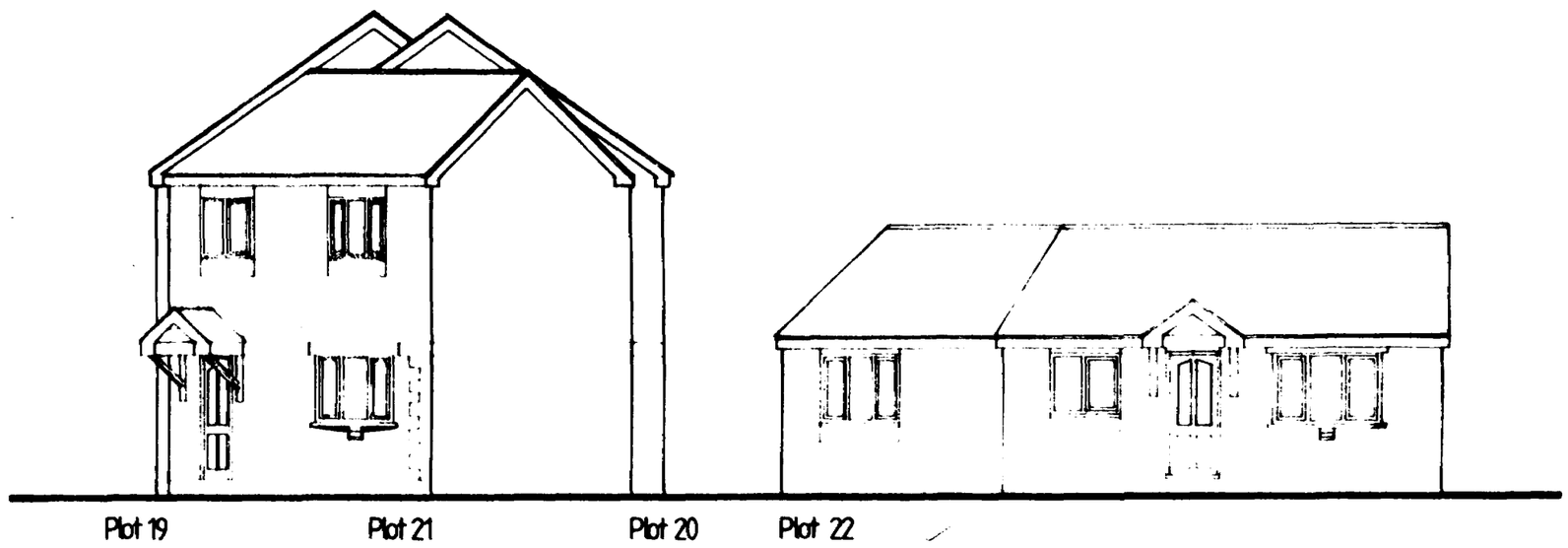
ELEVATIONS



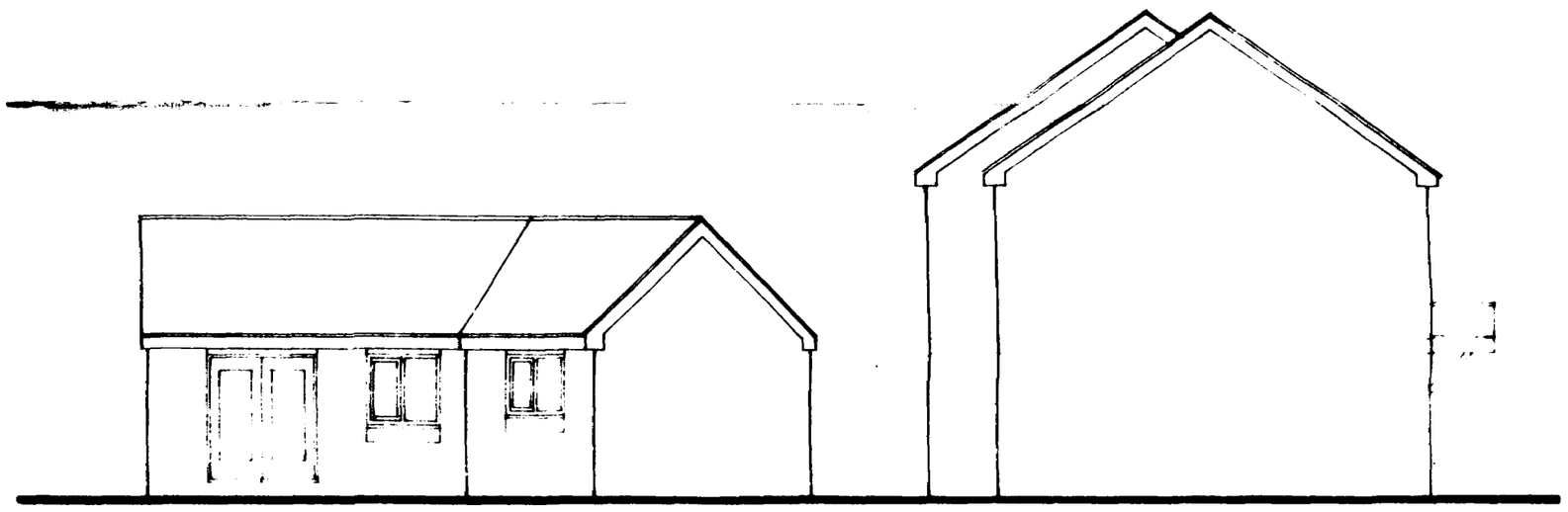
Plot 22



Plot 19



Plot 19 Plot 21 Plot 20 Plot 22



Plot 22 Plot 20 Plot 19

DRAWING
27 MAY 1993
ISSUED

25 JAN 94
DLE 0598/93

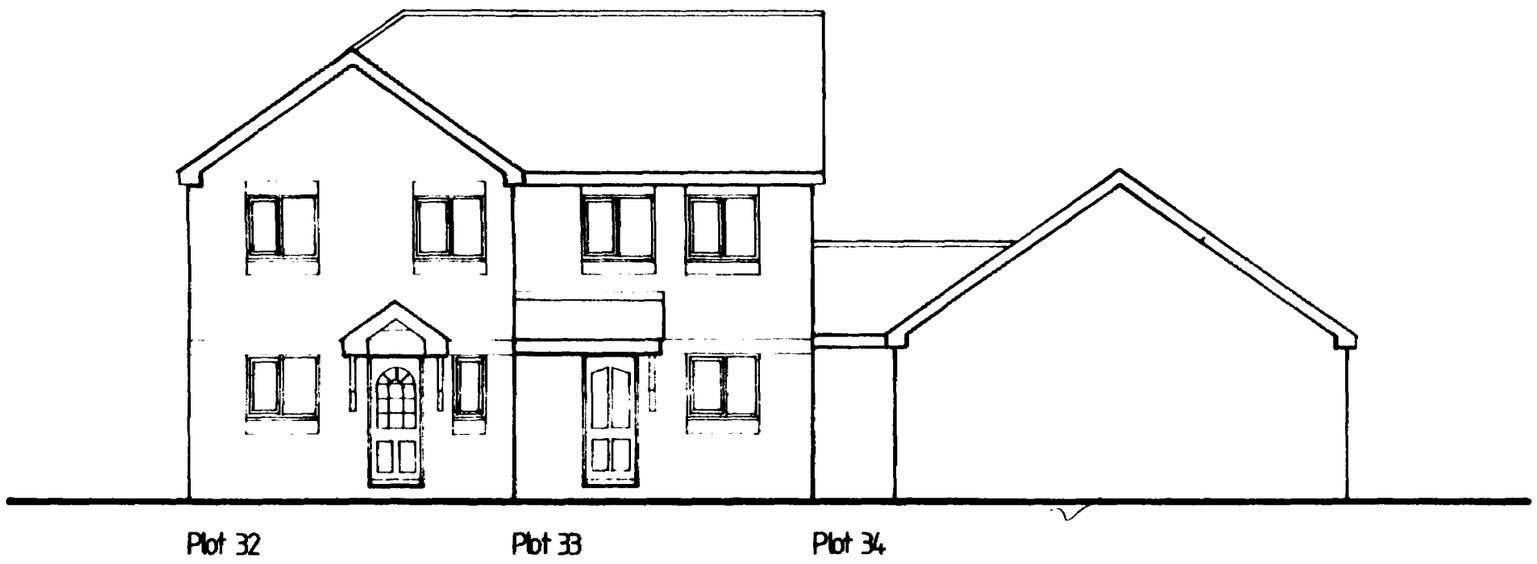
NORTH PARADE, HOLBEACH

Dwg 14a8/98/A3D5 Scale 1:100 May '93

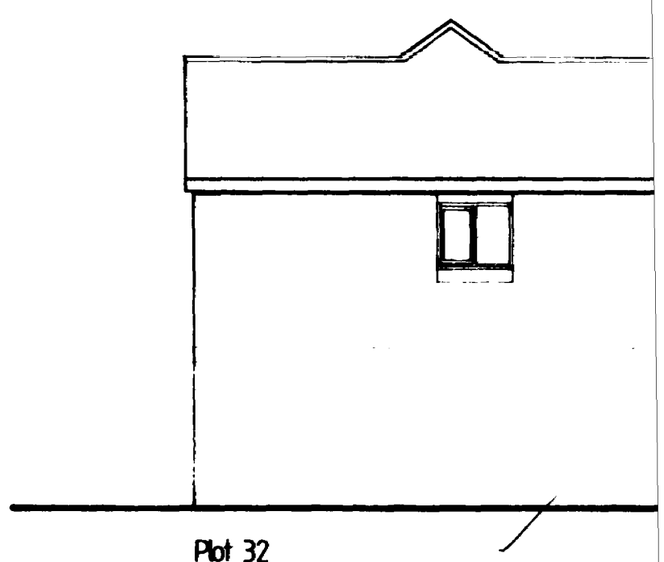
Robert Doughty CHARTERED TOWN PLANNER and LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire.
Telephone Swaton (0529 21) 646 / 7

PLOTS 32-34

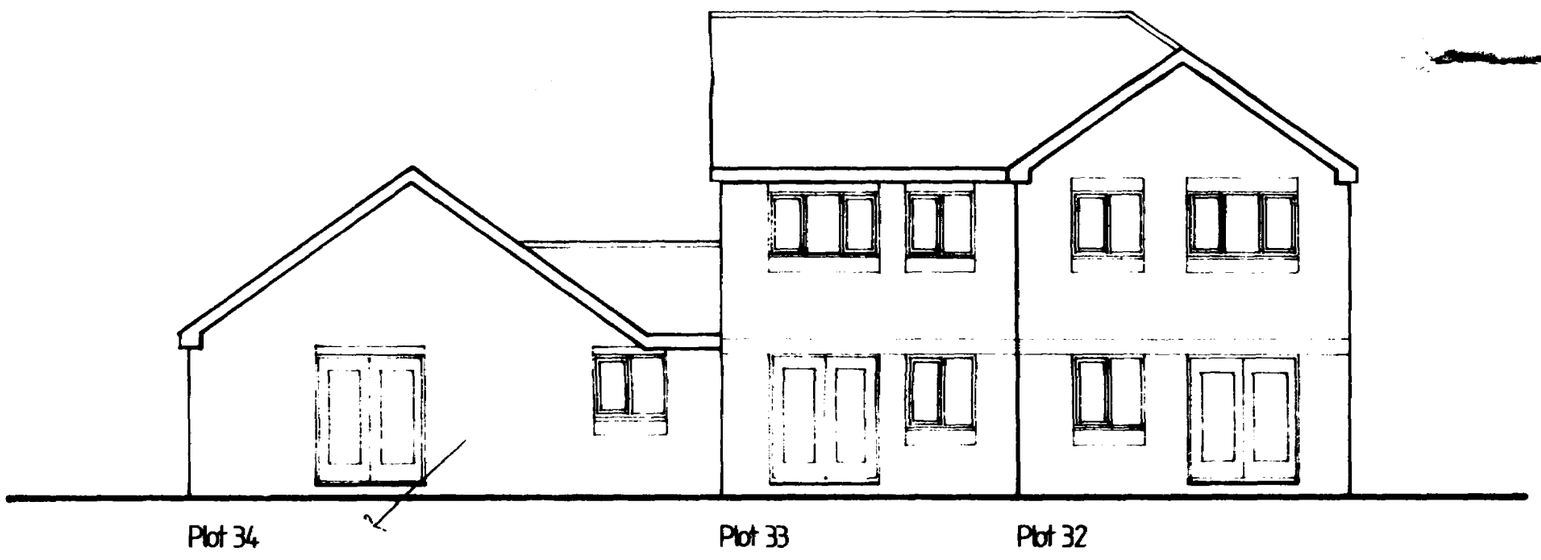
As Built



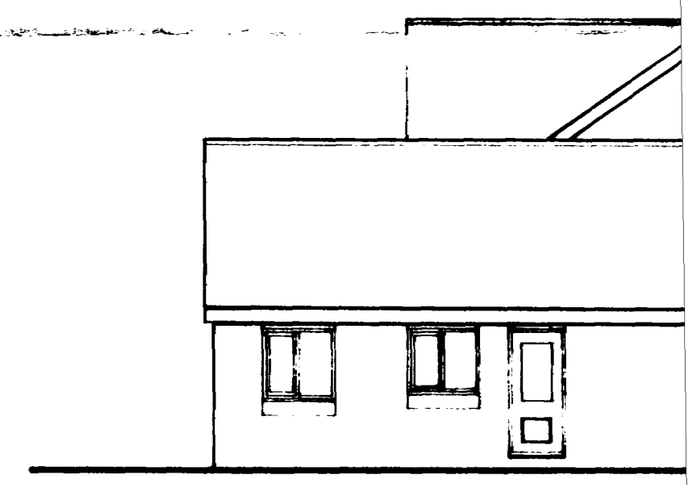
Plot 32 Plot 33 Plot 34



Plot 32



Plot 34 Plot 33 Plot 32



Plot 34

KINGS
QUALITY
HOMES

NORTH PARA

Dwg 14/8/87 Sc

Robert Doughty CHARTERED TOWN

32 High Street, He

Telephone Swaton (

PLOTS 41 - 42

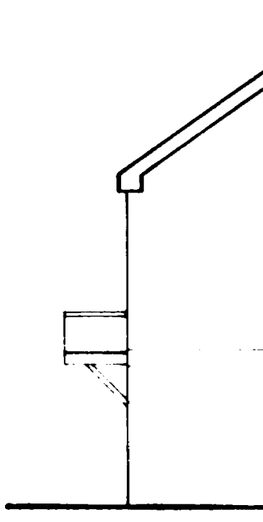
As Built



Plot 41 Plot 42



Plot 42 Plot 41



Plot 41

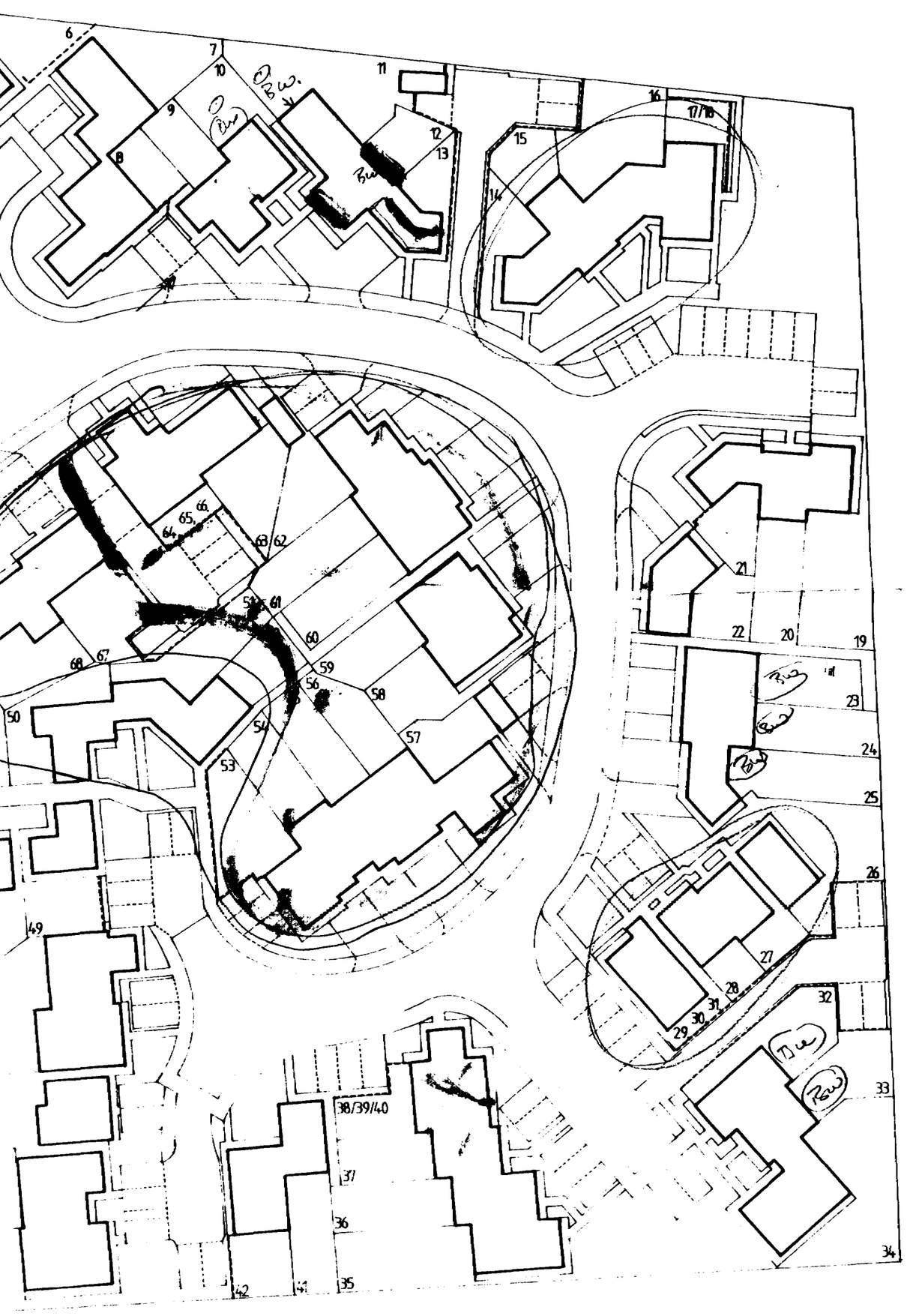
DRAWING
27 MAY 1993
ISSUED

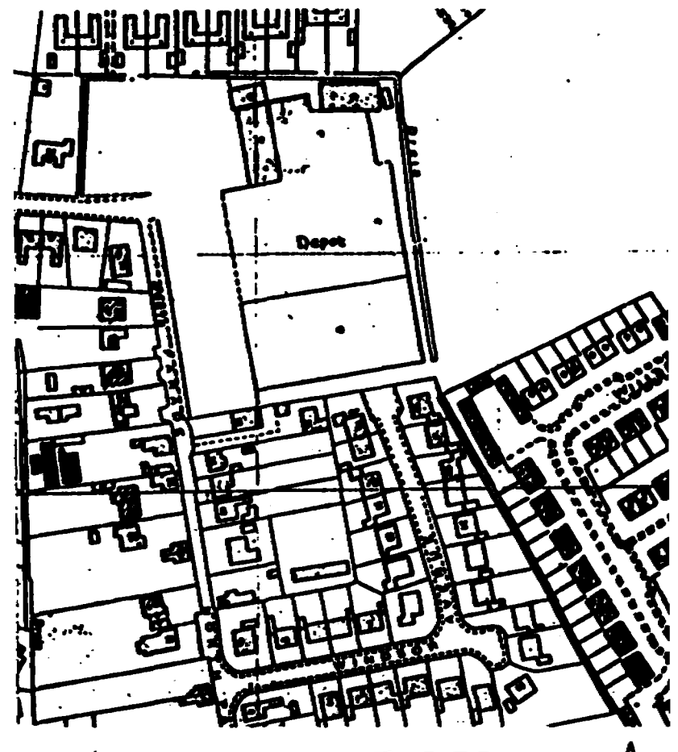
KINGS
QUALITY
HOMES

NORTH PARA

Dwg 143/93/GDD S

Robert Doughty CHARTERED TOW
32 High Street, H
Telephone Swaton





LOCATION PLAN

Scale 1:2500 Crown Copyright reserved

KINGS QUALITY HOMES
NORTH PARADE, HOLBEACH

Dwg no. 1/48//8//501 Scale 1:5000 October '9

ROBERT DOUGHTY CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0
Telephone Swaton (05292) 646/7