SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0658/93 Received:16-SEP-93 Type:FULL

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

Location : Fishpond Lane Holbeach
Spalding Lincs

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the approved plan, the approved scheme scheme of landscaping shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

4 Before the access road is commenced to be used, the visibility splays as shown on Drawing No. RMB/2448/26B shall be provided.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Notwithstanding the notation on the approved plan, the roads and footways

shall be laid out and made up in accordance with the specification, programme and details submitted with the application and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission. relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road from which the car parking spaces gain access has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 A minimum of 7 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the attached plan.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before the proposed dwellings are occupied, the footway (as shown on Drawing no. RMB/2448/26B) shall be provided in accordance with details to be approved.

Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

10 Before any development is commenced, details of the construction and surfacing materials for the 7 car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

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

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

This permission is granted in accordance with the application submitted as revised by the amended drawing no: RMB/2448/26B received by the Local Planning Authority on 1 October, 1993.

Director of Planning and Building Control Services
28-MAR-94 H09/0658/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. 09 H46/0058/93

Date Registered 12 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. I. B. McEWAN,
47 STATION ROAD,
LONG SUTTON,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) R. M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RE-DEVELOPMENT OF SITE TO FORM 5 NO. DWELLINGS.

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £600.00 ... If you consider no fee is payable include a written explanation instead.

Signed..... Poddingtons Date 11th July 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.

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 5
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.19 M. APPROX. hectares
B. If building works are proposed, please state extra floor space to be created:	264 sq. metres
C. Please state size of any new structure:- (a) max. height:	8 metres
(b) max. length:	20.128 metres
(c) max. width:	10.003 metres
D. Please state type and colour of materials for facing external walls:	SMOOTH RED STOCK FACING BRICK.
E. Please state type and colour of roofing materials.	IMITATION BLUE/BLACK SLATE.
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

PLANNING PERMISSION EXISTS FOR RESIDENTIAL DEVELOPMENT.

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: FISHPOND LANE. Will there be— Individual access(es): ; New estate road: ✓
C. What provision will be made for garages or parking within the site?		PROPOSED PARKING AREAS.

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	TO BRICK PITS DRAIN VIA ADJOINING PONDS.
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	YES	*SEE BELOW
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. H09/0307/93

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

Continue on separate sheet if necessary.

*PROPOSED SITE IS ADJACENT TO FILLED LAND WHERE METHANE GENERATION EXISTS.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

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

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

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

X or

Signed ..... Poddingtons (~~Applicant~~ / Agent) Date 11th July 1993.

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.

X

Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

X

Signed ..... Poddingtons (~~Applicant~~ / Agent) Date 11th July 1993.

or

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.

X

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER OF ALL LAND EXCEPT FOR PART OF LAND COVERED BY VISIBILITY SPLAY. (See note on yellow sheet)

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: HOLBEACH PARISH COUNCIL

Address of owner at which notice was served:
2 SPALDING ROAD,
HOLBEACH.

State Date notice served:
16 September 1993.

PS (See file note on yellow sheet).

Signed ..... Poddingtons ~~Applicant~~ / Agent) Date 16/9/93.....

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 ..... Poddingtons ~~Applicant~~ / Agent) Date 16/9/93.....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Existing dwellings of brick + burger dwark construction.
Neighbours :
Boundaries : Terraced housing opposite.
Site Features : Bungalow to west.

Inspected by DMF
Date 4/8

Site Notice posted by DMF
Date
Expiry 4/8
Amended notice
GS 22/9

Individual Resident Notices required:

Addresses to be sent to –

6-16 (even) Fishpond Lane. ✓
N°5 Fishpond Lane ✓
N°18 Fleet St ✓
DONE 6/8

Addresses delivered to –

Case Officer Conclusions

Note. Discussed with Chris Briggs 7/10.
He confirmed that he had checked & whether the strip of land between the footpath & the fence was under the control of the County Council and that he considered ~~that this was the case.~~ DMF

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 DMF Date 7.1.13

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

(DPBCS AUTHORISED) DMF 7/1/13

Decision Issue confirmed .....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~: (cont overleaf)

PTO.

Prior submission ✓

1 SC12 (Materials).

2 SC27 - (Implementation of Planting) Notwithstanding the details shown on the approved plan....

3 Before the access road is commenced to be used, the visibility splays as shown on Drawing No. RMB/2448/26B shall be provided.
Reason: B4.

4 C2 (Road completion) Notwithstanding the notation on the approved plan....

5 C2(a) (Road construction) (amended)...estate road from which the car parking spaces gain access has been constructed.

6 C3 (Surface water run-off).

7 A minimum of 7 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the attached plan.
Reason: F4.

8 Before the proposed dwellings are occupied, the footway (as shown on Drawing no. RMB/2448/26B) shall be provided in accordance with details to be approved.
Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

9 Before any development is commenced, details of the construction and surfacing materials for the 7 car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.
Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Note

1 SN1 (amended plans)...Drawing no. RMB/2448/26B received by the Local Planning Authority on 1 October 1993.

DC INSTRUCTION SHEET

APPLICATION REF: H09/0058/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

DMG ☑ Non Std

Precise details: Further to your letter dated 8/9/93 could you please complete and return the enclosed ownership certificate and state when you served notice upon the Parish Council.

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

Revalidation after Direction

Information satisfactory Signed....DMG Date..16/9

Valid date: 16/9.

Amended description

Reconsultations:

All....

Specified: further information received.

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 DAVID GEDNEY

Senior Officer Confirmed ....DMG Date..19/9.... Recorded DC....

ADMIN RECORD SHEET

Initials

Submitted Fee £600.

Receipt No P2970

Date first Rec'd 12 JUL 1993

Registration

Reference HH6/0655/93 (09)

Cross-Ref R

Date 13/7/93

Validation

TYPE FULL.

Site area

No of dwellings

Floorspace 2645 sq mts

Earlier permission – Ref:

New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid	Site plans ☐	Fee ☐		Inaccurate ☐	
	Certificate ☐	Fee (not free) ☐		Incomplete ☐	
				Unclear ☐	
Fees	Correct fee £600.	Nil fee ☐		Previous app – ref:	
				Type of app	
		Discounted ☐		Reason:	
	Additional £	Receipt No		Date	
	Refund £	Voucher No		Date	

Information

Index sheet 170 OS Plots

Grid ref 536150 324700

Ward J Parish HOLBEACH

Inside IBD YES Inside LP area NO

Linked to site Ref 1483

Linked to property Ref

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 ☐	

In area of pits + ponds

Planning Records:
Earlier apps

307/93
1523/89
1425/88
450/88
1319/87
872/87

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

6 parking space

1 2 3 4 5 6

37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21

7 8 9 10

11 12 13 14 15 16 17 18 19 20

A 11A D

C C C C

B B A B

8500

footpath

LAWN LAWN LAWN

FISHPOND LANE

TREE I
PROPOSED
A H
B F
C A
D B
TI
SHRUBBER

CAR P
PREVIOUS
SPACES
5 NO AD
EXTRA S
NEW TOT.

SITE ENTR
TO BE AS
REMAINDER
PERMISSION

VISIBILIT

Copy of plan accompanying decision Notice

BRIAN SMITH Dip[illegible] MRTPI
Director of Planning & Building Control Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL

CUM

H09/0658/93
FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856 R M Boor

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date:	~~15-JUL-93~~ 16-SEP-93	Terminal date:	~~09-SEP-93~~ 11-NOV-93
Target dates:		Target Committee:	25-AUG-93
To case officer	22-JUL-93	Report deadline:	11-AUG-93
Inspected by	29-JUL-93		
Extra contacts	05-AUG-93	Case Officer:	
Report if not clear by	19-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier	6 Fishpond Lane	06-AUG-93	27-AUG-93
Owner/Occupier	8 " "	06-AUG-93	27-AUG-93
Owner/Occupier	10 " "	06-AUG-93	27-AUG-93
Owner/Occupier	12 " "	06-AUG-93	27-AUG-93
Owner/Occupier	14 " "	06-AUG-93	27-AUG-93
Owner/Occupier	16 " "	06-AUG-93	27-AUG-93
Owner/Occupier	5 " "	06-AUG-93	27-AUG-93
Owner/Occupier	18 Fleet Street	06-AUG-93	27-AUG-93
Site/Press Advert	MIN	04-AUG-93	25-AUG-93
Clerk to Holbeach PC	0406 26739	03-AUG-93	17-AUG-93
Cllr N I Capes	0406 23830	03-AUG-93	10-AUG-93
Cllr T G M Tyler	0406 22285	03-AUG-93	10-AUG-93
Cllr D S Venni		03-AUG-93	10-AUG-93

L.C.C. - Obs Attached

BRIAN SMITH Dip[illegible]RTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0658/93
FULL

Applicant: Mr I B McEwan
Tel:

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0775 761856 R M Boor

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date: 15-JUL-93
Target dates:
To case officer 22-JUL-93
Inspected by 29-JUL-93
Extra contacts 05-AUG-93
Report if not clear by 19-AUG-93

Terminal date: 09-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		04 ~~06~~-AUG-93	25 ~~27~~-AUG-93
Clerk to Holbeach PC	0406 26739	03-AUG-93	17-AUG-93
Cllr N I Capes	0406 23830	03-AUG-93	10-AUG-93
Cllr T G M Tyler	0406 22285	03-AUG-93	10-AUG-93
Cllr D S Venni		03-AUG-93	10-AUG-93

SITE RECORD

Grid ref: 536150 324700
OS Sheet: 170 Parcel:

L.C.C. – Obs Attached JB 5/8/93

BRIAN SMITH 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

H09/0658/93
FULL

Applicant: Mr I B McEwan
Tel:

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0775 761856 R M Boor

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date: 16-SEP-93
Target dates:
To case officer 23-SEP-93
Inspected by 30-SEP-93
Extra contacts 07-OCT-93
Report if not clear by 21-OCT-93

Terminal date: ~~11~~ 26-NOV-93
Target Committee: 26-OCT-93
Report deadline: 12-OCT-93
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

Re-Consults - "Further Information Received"

		Sent	Expiry
Owner/Occupier 18 Fleet Street		17-SEP-93	08-OCT-93
The Occupier 6 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 8 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 10 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 12 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 14 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 16 Fishpond Lane		17-SEP-93	08-OCT-93
The Occupier 18 Fishpond Lane		17-SEP-93	08-OCT-93
Site/Press Advert MIN		~~22~~ 24-SEP-93	~~13~~ 15-OCT-93
Clerk to Holbeach PC	0406 26739	17-SEP-93	01-OCT-93
Cllr N I Capes	0406 23830	17-SEP-93	24-SEP-93
Cllr T G M Tyler	0406 22285	17-SEP-93	24-SEP-93
Cllr D S Venni		17-SEP-93	24-SEP-93

L.C.C. - Obs Attached ~~30/9/93~~ 7/10/93

BRIAN SMITH 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

H09/0658/93
FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856 R M Boor

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date:	16-SEP-93	Terminal date:	11-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	23-SEP-93	Report deadline:	12-OCT-93
Inspected by	30-SEP-93	Agreed TD Ext:	
Extra contacts	07-OCT-93	Case Officer:	
Report if not clear by	21-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building: Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE RECORD

Grid ref: 536150 324700
OS Sheet: 170 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: The Director of Administration

TO: The Director of Planning and Building Control Services

Our Ref: PBP/LST/PL 727

Your Ref: DMG/LAC/H09/0658/93

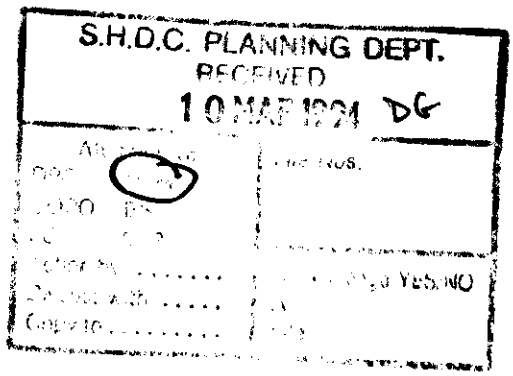
Date: 8th March, 1994

SUBJECT: REVOCATION OF PLANNING PERMISSION H09/0307/93 FISHPOND LANE, HOLBEACH

Further to my memorandum dated 7th January 1994 the Secretary of State for the Environment has confirmed that no objections have been received to the Revocation Order in this case and the Order has now taken effect. Would you please therefore arrange to issue the substitute planning permission forthwith.

A copy of the Revocation Order is enclosed for your records.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

REVOCATION ORDER NO. 32

in respect of

PLANNING PERMISSION H09/0307/93

relating to residential development
for nine flats with twelve parking spaces at
Fishpond Lane, Holbeach

I hereby certify that this is a true copy
of Revocation Order No. 32 relating to
residential development for nine flats
with twelve parking spaces at
Fishpond Lane, Holbeach.

R. Gobb
.....
Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 97

REVOCATION ORDER NO.32

RECITALS

1. On the twelfth day of May of the year nineteen ninety-three the South Holland District Council ("the Authority"), being the local planning authority and in pursuance of their powers under the Town and Country Planning Act 1990, granted planning permission ("the Planning Permission") in respect of the land described in the First Schedule to Mr I B McEwan of 47 Station Road, Long Sutton, Spalding Lincolnshire

2. A copy of the Planning Permission is annexed as the Second Schedule.

3. The building or other operations referred to in the Planning Permission have not yet been completed.

4. It appears to the Authority, having regard to the development plan and to all other material considerations, that it is expedient to revoke the Planning Permission in the manner hereinafter appearing.

NOW THEREFORE the Authority as local planning authority and in pursuance of section 97 of the Town and Country Planning Act 1990 and of all other powers enabling hereby make the following order:

1. The planning permission is revoked.

FIRST SCHEDULE

The land at Fishpond Lane Holbeach shown edged red on the plan annexed hereto.

SECOND SCHEDULE

Planning Permission H09/0307/93 annexed hereto.

TF 3624 & PLAN TF 3724

PARCEL NUMBERS AND ACREAGES

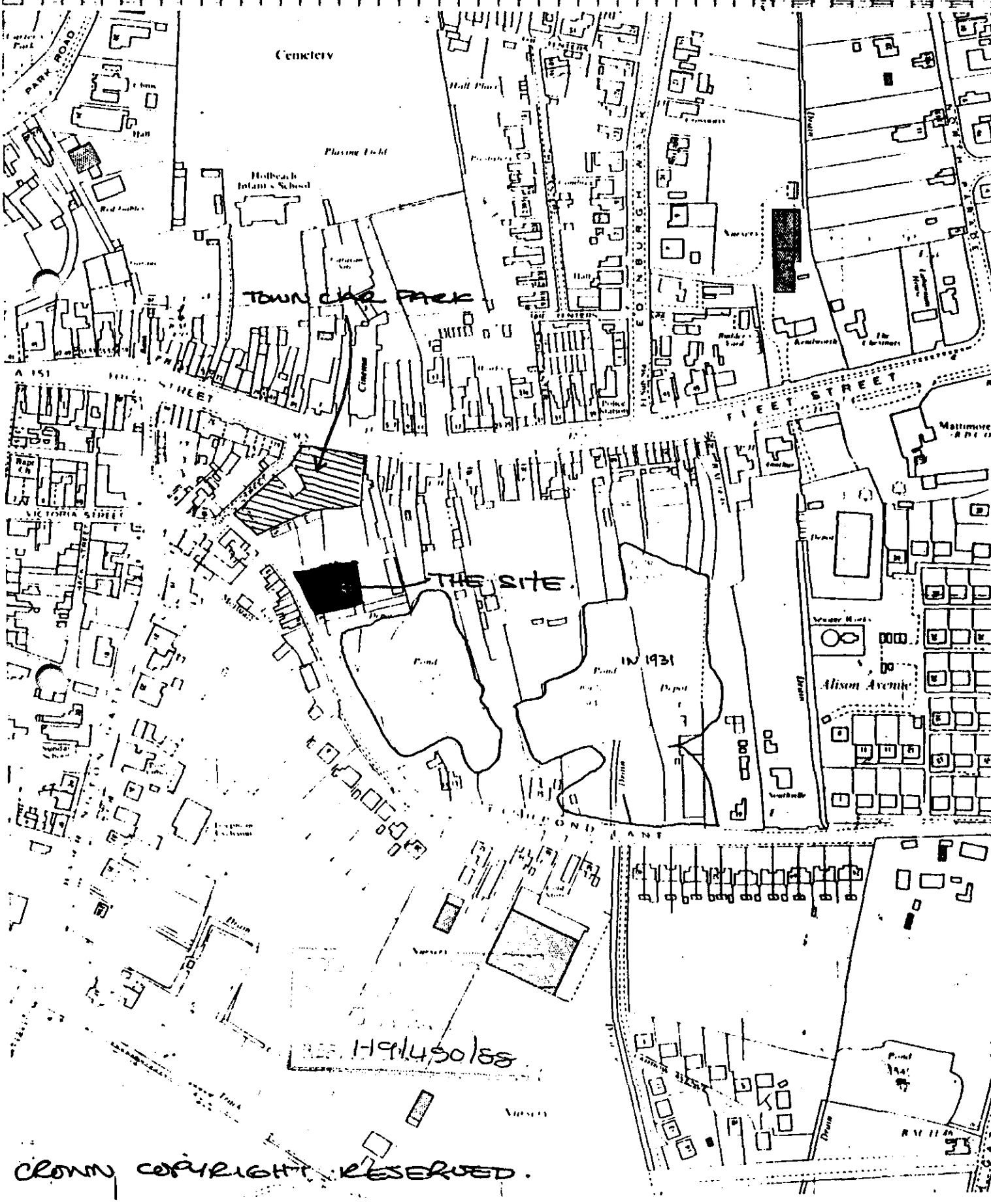
The number and acreage of each parcel of land is shown within the parcel. It is in
when identifying a parcel to specify the number(s) of the plan(s) on which it falls.

IN PARCELS DIVIDED BY THE SHEET EDGE, THE
ACREAGES ARE SHOWN TO SHEET EDGE ONLY.

Links 100 0 10 20

TF

Metres 361 362 363 364



REF. 1-1914/30/88

CROWN COPYRIGHT RESERVED.

SECOND SCHEDULE

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0307/93 Received:29-MAR-93 Type:PERMISSION RENEWAL

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development of nine flats with twelve parking spaces
Location : Fishpond Lane Holbeach
Spalding Lincs

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Before the building is commenced to be used adequate motor vehicle turnir space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

The plan referred to in Condition 4 is that which was received by the Local Planning Authority on the 31 March 1988 (drawing number 8731/2B).

Conditions 1 and 2 are imposed notwithstanding the existence of extant approvals of Reserved Matters, reference H09/1425/88 and H09/1523/89.

Director of Planning and Building Control Services
12-MAY-93 H09/0307/93

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.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

F.A.O. Miss J Berridge.

REF: DMG/LAC/H09/0658/93

REF:

DATE: 8 November 1993

SUBJECT: Revocation Order In Respect of Planning Application H09/0658/93 - Redevelopment of Site To Provide 5 Dwellings, Fishpond Lane, Holbeach, (Mr I B McEwan).

As no doubt you are aware, at the Planning Committee Meeting held on the 26 October 1993 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission following the un-opposed revocation of outline planning permission reference H09/0307/93.

To enable you to prepare the relevant order I therefore enclose the following:-

(1) A copy of the planning permission to be revoked (H09/0307/93).

(2) 10 copies of the site plan submitted in respect of planning permission H09/0307/93.

(3) A copy of the application form submitted with planning application H09/0658/93.

(4) A copy of the applicant's letter agreeing to the revocation.

Director of Planning and Building Control Services

Enc

703. PLANNING APPLICATIONS (Continued)

(i) Application approved subject to Revocation Order

An Order be made under Section 97 of the Town and Country Planning Act revoking planning permission H09/0301/93 subject to the owners/occupiers of the land and all other persons who will be affected by the Order confirming in writing that they do not object to the Order and will not be claiming any compensation under Section 107 of the Town and Country Planning Act 1990, and the Director of Planning and Building Control Services be authorised to grant planning permission in respect of the undermentioned proposals as soon as the Revocation Order comes into operation:-

Plan No. and Applicant	Proposal
H09/0658/93 Mr I.B. McEwan	Re-development of site to provide five dwellings at Fishpond Lane, Holbeach.

704. SPALDING TOWN CENTRE ADVISORY GROUP

The Director of Planning and Building Control Services reported upon the inaugural meeting of the Spalding Town Centre Advisory Group which took place on Monday, 11th October, 1993. Representatives of the Spalding and District Civic Society, the Spalding Chamber of Commerce and Industry, the Spalding Market Traders, Lincolnshire County Council and this Authority had attended and it was generally agreed that the Council's initiative in setting up the Group was worthwhile in facilitating communication and mutual understanding between the various organisations involved. Routine meetings were to be held three times per year with additional meetings called if required.

RESOLVED: The report be noted.

705. SPALDING MARKET PLACE - ENVIRONMENTAL IMPROVEMENTS AND TRAFFIC MANAGEMENT

The Director of Planning and Building Control Services submitted a report outlining the current position with regard to the proposed Traffic Regulation Order for Spalding Market Place. Lincolnshire County Council had considered objections to the proposed Traffic Regulation Order of 11th October, 1993, and decided that the Order as advertised be pursued and a public inquiry arranged to consider the proposal. Confirmation and implementation of the Traffic Regulation Order was essential for the implementation of the scheme of environmental works at Spalding Market Place which was considered by the Planning Committee on 20th September, 1993 when under minute 624 it was agreed to support strongly the proposed Traffic Regulation Order. The County Council had been informed that prior to any public inquiry being held, this Council would wish there to be further negotiations with the objectors to identify any opportunities to amend the Order and the scheme to the satisfaction of both Councils and the objectors. It was now anticipated that the public inquiry would be held during the current financial year and authorisation was requested to engage consultants and Counsel in the preparation and presentation of evidence to the inquiry.

26th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/92 B P Nutrition	PJU	DPBCS Auth subject to sect 106 agreement as recommended. Reference to H16/0663/75 to be included in agreement. Amend condition 4, line 3. by inserting "nearby" after "any".
3	H05/0209/93 D Brown Ltd	JB	Deferred. Letter to agent, copy to applicant, offering scheme of suggested alternative style of development. Letter to highlight differences between suggested scheme and application as submitted and fully explain matters. Nigel Midlen to see letter.
5	H15/0291/93 H Grantham	PJU	DPBCS Auth as recommended.
7	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to revised sect 106 agreement. Check conditions 14 & 17 (very similar)
10	H11/0535/93 Mr & Mrs Watkin	JB	Deferred. Admin department to request that applicants clarify their intentions with regards to the determination of application.
12	H11/0605/93 Wilson & Sons	DMG	Deferred for sub committee as requested.
14	H14/0607/93 Mr Wong	DJR	Grant as recommended. Paragraph 1 of comments should read 500 millimetres not metres.
16	H13/0628/93 Ashwood Homes	JB	Deferred for site visit. Check if any permission on land to North.
18	H14/0641/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	DJR	Grant as recommended. DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0658/93 Mr McEwan	DMG	DPBCS Auth subject to revocation of outline planning permission as recommended.
22	H09/0752/93 Mr McEwan	JB	Grant as recommended.
24	H09/0753/93 Mr McEwan	JB	Grant as recommended. Roger Smith requested confirmation that we are covered if they want to develop each application one at a time.
26	H02/0663/93 Mr Harvey	PJU	Refuse as recommended.

APPLICATION REFERENCE: H09/0658/93 DATE RECEIVED: 15-JUL-93

TYPE: Full

DESCRIPTION: Proposed re-development of site to provide five dwellings

LOCATION: Fishpond Lane, Holbeach

APPLICANT: Mr I B McEwan AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Parish Council/Ward Member request.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 OCT 1993

RECOMMENDATION

That following the unopposed revocation of Outline planning permission ref: H09/0307/93, the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions.

COMMENTS

1 Frontage area of site presently has Outline permission for nine flats with 12 parking spaces (H09/0307/93). Approval of Reserved Matters has also been given on two previous occasions for three storey development (both expired). The first was located on the southern section of the site, whilst the second was set back from the public highway.

2 It is my opinion that the development presently proposed (3 two bed houses and 2 one bed flats) is a satisfactory alternative to the previous schemes, subject to agreement in respect of materials, soft landscaping, etc. It will not have a material effect upon the residential amenity of neighbouring property.

3 Proposed site adjacent to filled land where methane gas generation exists. Consequently, consider that a condition should be imposed making it clear that development will not be permitted to start without site investigation and any remedial measures required.

4 Vehicular access to the previous approved development upon this particular site was directly onto Fishpond Lane. Vehicular access is now proposed via the private access road which has already been approved in association with the conversion of the sports complex to 21 flats and also an additional 8 flats at the rear. The County Highways Authority considers this to be satisfactorily.

REPRESENTATIONS

Parish Council: Council remain concerned regarding traffic problems on this narrow street.

Ward Member: Grave concern at the sharp increase of traffic (both pedestrian and vehicular) from the intensive development of this site. No footpath on northern side of Fishpond Lane and am most concerned at the increasing demands on this road from the continual development on both sides.

SCHEDULE OF CONDITIONS

1 SC12 (Materials).

2 SC27 - (Implementation of Planting) Notwithstanding the details shown on the approved plan....

3 Before the access road is commenced to be used, the visibility splays as shown on Drawing No. RMB/2448/26B shall be provided.
Reason: B4.

4 C2 (Road completion) Notwithstanding the notation on the approved plan....

5 C2(a) (Road construction) (amended)...estate road from which the car parking spaces gain access has been constructed.

6 C3 (Surface water run-off).

7 A minimum of 7 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the attached plan.
Reason: F4.

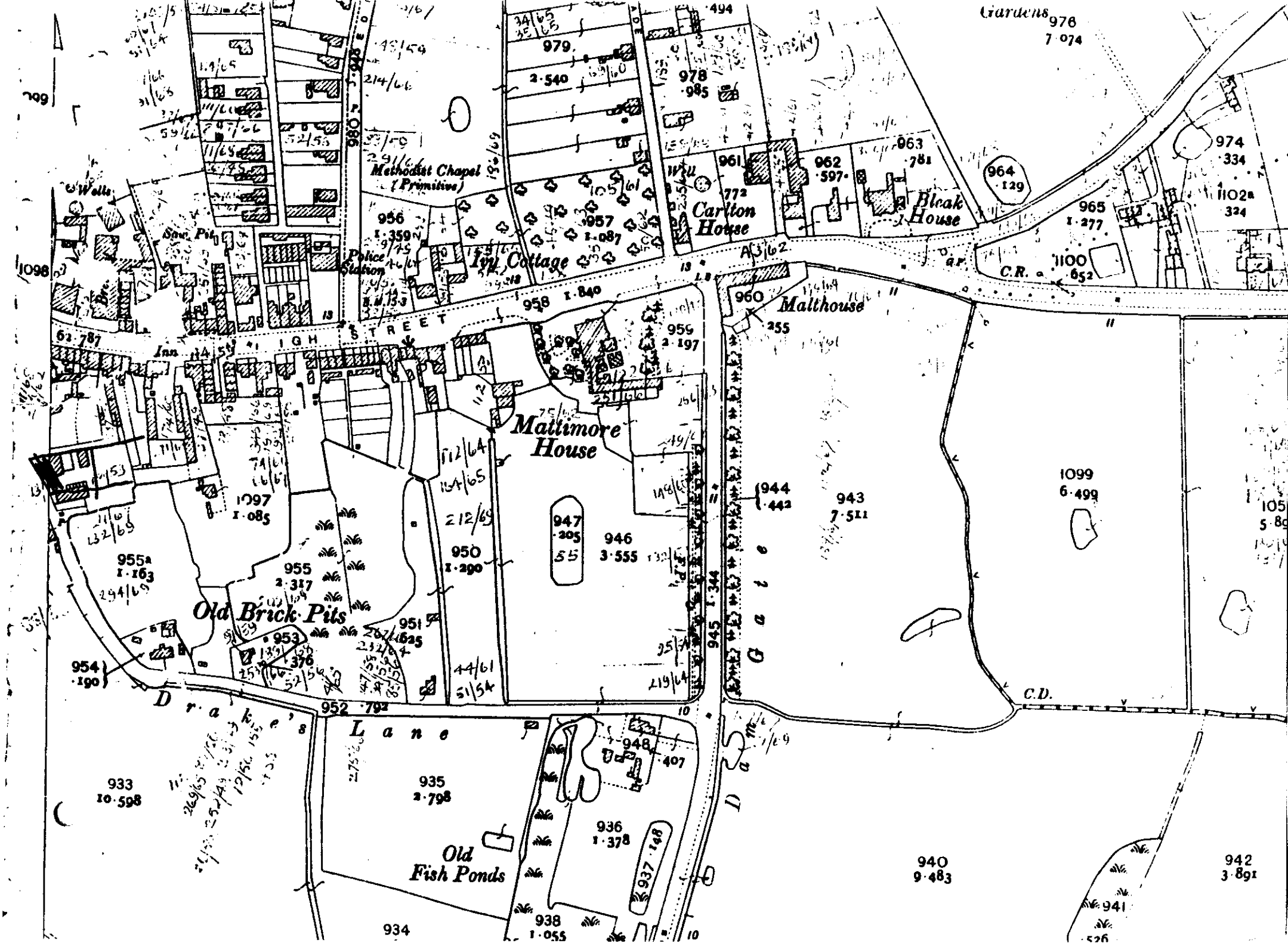
8 Before the proposed dwellings are occupied, the footway (as shown on Drawing no. RMB/2448/26B) shall be provided in accordance with details to be approved.
Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

9 Before any development is commenced, details of the construction and surfacing materials for the 7 car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.
Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Note

1 SN1 (amended plans)...Drawing no. RMB/2448/26B received by the Local Planning Authority on 1 October 1993.


Gardens
976
7·074
979
2·540
978
·985
494
Methodist Chapel
(Primitive)
Wells
Sand Pit
956
1·359
957
1·087
Police Station
Ivy Cottage
Carlton House
961
772
962
·597
963
·781
Bleak House
964
·129
965
1·277
974
·334
1102a
324
1100
652
C.R.
A3162
1098
958
1·840
960
Malthouse
255
959
2·197
HIGH STREET
62·787
Inn
Mattimore House
1097
1·085
955a
1·163
955
2·317
Old Brick Pits
953
·376
954
·190
951
·625
950
1·290
947
·205
55
946
3·555
944
·442
943
7·511
945
1·344
Gate
1099
6·499
105
5·89
C.D.
Drake's
952
·792
Lane
948
·407
933
10·598
935
2·798
936
1·378
937
·148
Old Fish Ponds
938
1·055
934
940
9·483
941
·526
942
3·891
Dam

PLANNING AMENDMENT

For office use only

Application No. H09/658/93

Date registered 01 OCT 1993 DG

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR I. B. McEWAN
47 STATION ROAD
LONG SUTTON
SPALDING, LINES

Tel. No.

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

MESSRS PODDINGTONS
43 DOUBLE STREET
SPALDING

Tel. No. 761856 (Contact) R. M. Poore

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINES.

Please complete

EARLIER APPLICATION No.

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

H09 - 0658 - 93

Building Regulation reference relating to same development.

N/A

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

State whether amendment has been requested by the Council: YES

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

Please complete

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

Signed ..... PODDINGTONS ..... Date 1-10-93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED REDEVELOPMENT OF SITE TO FORM 5 NO DWELLINGS

As **NOW PROPOSED**, if different

State details of amendments proposed

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

AMEND VISIBILITY SPLAY

State drawing no's of the current submission

RMB-2448-26 REV B

State Officer dealing with the application, if known.

D. GEDNEY

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

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment		✓

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/~~No~~	Yes/No
	Same desc/char? (fee test)	Yes/~~No~~	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Authorised to proceed 4/6/93

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Amendment: Amend visibility splay
(Drawing no. RMB-2448-26 REV. B)

05-OCT-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

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

The terminal date for dealing with the application has now been extended to 26-NOV-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

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

Yours faithfully

Director of Planning and Building Control Services

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C.

Planning Reference H09/0658/93

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

FISHPOND LANE HORBOATH

I refer to the current applications on this site and in particular the application for 5 properties.

I confirm that the access in terms of visibility is not perfect however these properties are located on a site which already has permission for 9 flats with a seperate access for some 12 spaces. That access had even less visibility due to the squash courts.

The current proposal provides some improvement in terms of:—

(1) A footway along Fishpond Lane across the site frontage

(2) A single access point rather than 2 which now exists

(3) Better visibility (2 x 55m)

(4) Less dwellings than previously permitted

Date 30/9/93.

Signed .....
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

RE-CONSULTATION - "Further Information Received"

Application no: H09/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 16-SEP-93

17-SEP-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 01-OCT-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: This Council remains concerned re traffic problems on this narrow street.

Signed:

N P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
28 SEP 1993 DG
Attention of
DEO MMM
SS
ACP
File Nos.
Acknowledge YES/NO
by
Date

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

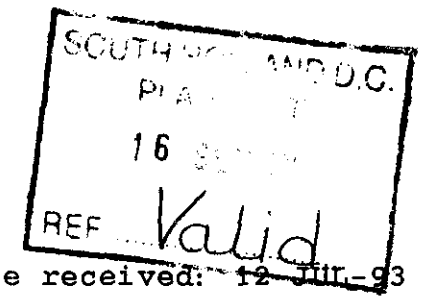
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings



Location: Fishpond Lane
Holbeach
Spalding
Lincs

Type: FULL

Date received: 12 JUL-93

15-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Further to your letter, dated 8 September 1993, could you please complete and return the enclosed ownership certificate and state when you served notice upon the Parish Council.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DM Gedney

Principal Planning Officer

Messrs Poddingtons
43 Double Street
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H09/0658/93
TAP/LJA

31 August 1993

F.A.O. Mr R M Boor.

Dear Sir

Planning Application H09/0658/93 - Proposed Redevelopment of Site To Form Five Dwellings, Fishpond Lane, Holbeach, Spalding.

I refer to the above planning application recently submitted by yourselves on behalf of Mr I B McEwan.

The submitted site plan (scale 1:200) appears to indicate that the visibility splay to the south of the access passes over land associated with the adjoining nature reserve. Could you please indicate whether or not this is the case therefore?

Finally, I remind you that if the above is the case, then notice will need to be served on the owner concerned.

I look forward to your response in respect of the above within the next ten days, so that I am in a position to proceed with the application.

Yours faithfully

DM Gedney

N R Midlen
Principal Planning Officer
Development Control

PODDINGTONS

Architectural Design Consultants

Our ref: RMB/LJA

Your ref: DMG/LAC/H09/0658/93

Date: 8th September 1993.

For the attn. of Mr. D. M. Gedney

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sirs,

PROPOSED RE-DEVELOPMENT OF SITE TO FORM FIVE DWELLINGS AT FISHPOND LANE, HOLBEACH, FOR: MR. I. B. McEWAN.

PLANNING APPLICATION REFERENCE: H09/0658/93.

We refer to your letter dated 31st August, and confirm the visibility splay to the south of the access does pass over land associated with the adjoining nature reserve.

We have therefore served notice on the owner concerned, i.e. Holbeach Parish Council.

Yours faithfully,
Poddingtons,

R. M. BOOR.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 SEP 1993 DG

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

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: H09/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 15-JUL-93

03-AUG-93

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is D M GEDNEY

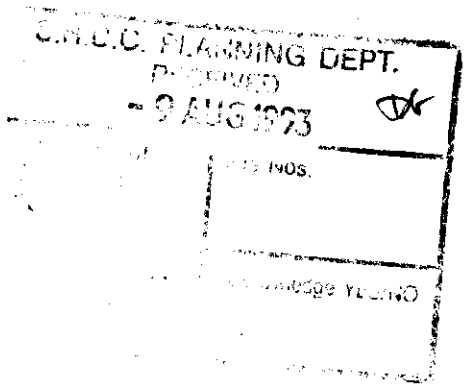
As applications can be determined under delegated powers in many cases, please let me know by 10-AUG-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

I request that this application be considered by Planning Committee because of grave concern at the sharp increase of traffic, both pedestrian & vehicular, from the intensive development of this site. There is no footpath on the North side of Fishpond Lane and I am most concerned at the increasing demands on this road from continual developments on both sides.

Signed: V Venni



DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/658/93/JAM **Your Ref.** **Date** 28 July 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. I.B. MCEWAN
FIVE DWELLINGS AT FISHPOND LANE, HOLBEACH

Thank you for the copy of your drawing number RMB-2448-26 showing your clients proposed redevelopment of the above site.

I understand that a foul sewer connection will be provided and that storm water run-off will be discharged to the nearby Fishponds.

I have been given to understand that there is in fact an existing pipeline serving the site that is predominantly impermeably surfaced at the present time.

Please provide details of the intended storm water disposal system so that I can consider the matter fully.

I am sending a copy of this letter to the Director of Planning so that he is aware further details are awaited.

Yours faithfully,

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 AUG 1993
DG

Attention of DPO NCM

File Nos:

PODDINGTONS

Architectural Design Consultants

Our ref: RMB/LJA

Your ref:

Date: 9th August 1993.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Ref.

Dear Sirs,

PROPOSED RE-DEVELOPMENT OF SITE TO FORM 5 NO. DWELLINGS AT FISHPOND LANE, HOLBEACH, SPALDING, LINCS, FOR: MR. I. B. McEWAN.

We enclose herewith Planning Amendment in respect of the above.

Would you please note that our Client, Mr. I. B. McEwan, has sent a letter direct to your Department to accompany this application.

Yours faithfully,
Poddingtons,

R. M. BOOR.

10 AUG 1993
REF 0658/93

ENC.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

PLANNING AMENDMENT

For office use only
Application No. H09/0658/93
Date registered
Case Officer 10 AUG 1993

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
MR. I. B. McEWAN, 47 STATION ROAD, LONG SUTTON, SPALDING, LINCS. Tel. No.	MESSRS. PODDINGTONS, 43 DOUBLE STREET, SPALDING. Tel. No. 761856 (Contact) R.M. BOOR.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H09/0658/93.
Building Regulation reference relating to same development.	

2. Please tick **one** box only

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

or

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

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

Please complete

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

Signed ..... Poddingtons. Date 9th August 1993.

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	PROPOSED RE-DEVELOPMENT OF SITE TO FORM 5 NO. DWELLINGS.
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	ALTER WORDING RE. ACCESS ROAD.
State drawing no's of the current submission	RMB/2448/26 REV. A.
State Officer dealing with the application, if known.	MR. BLACKLOCK.
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		.....	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison – see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: Conditions as previous – JE CB 18/8/93.

Signed: .....

Date: .....

PLANNING AMENDMENT RECORD SHEET

Validation: Inadequate/Inappropriate
Valid as Amendment ☐ ☑

Valid Date 10-8
Confirmed: KL.

Liaison with Building Control	Outside parameters	☐	Confirmed
	Referred to case officer	☐	
	Amended plans/application received	☐	
	New application needed	☐	
	New application requested	☐	.....

DC Assessment

		Senior Officer	Case Officer	
Post	Immaterial	☐	☐	
	New Application needed	☐	☐	
	Confirmed:	.....	.....	
Current	Amendment in principle?	Yes/No	Yes/No	Checklist
	Same desc/char?	Yes/No	Yes/No	BC Liaison?
	Initiated by LPA?		Yes/No	Consults or Publicity?
	Dev objectives paramount?	Yes/No		Site inspect?
	Authorised to proceed	.....		
	Rejected:	.....		

Details accepted, if different from original application:

Sites/ Properties updated

.....

NOTES

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: H09/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 15-JUL-93

03-AUG-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 17-AUG-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1993
DG
File No's.

L.B. McEwan,
47, Station Road,
LONG SUTTON,
Spalding,
Lincs.
PE12 9BP

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

4th August 1993

Our Ref: Poddingtons/RMB/LJA Phase 4.

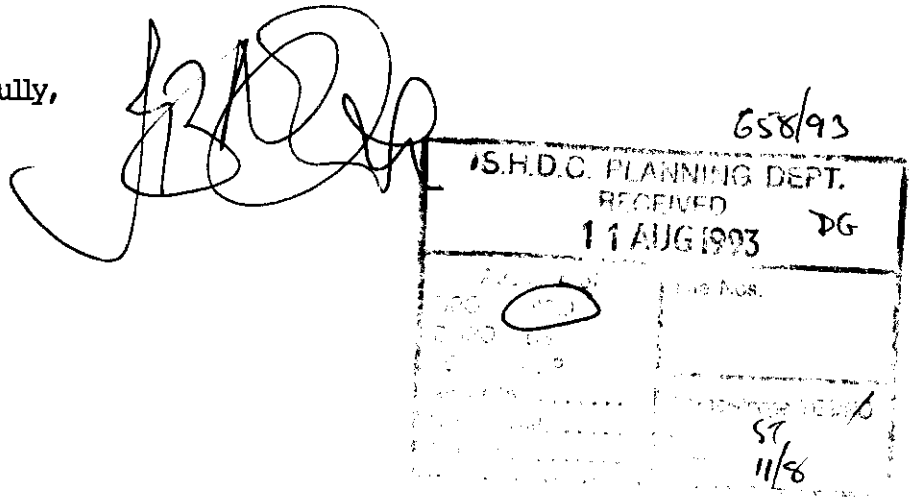
Dear Sir,

RE: RECENT PLANNING APPLICATION FOR 5NO. DWELLINGS
ON SITE OF OLD WORKSHOPS, FISHPOND LANE, HOLBEACH.

I hereby agree to revoke our previous Planning Permission H09/0307/93 if the new application is approved.

I also agree to accept the Conditions on the Permission for access, road and parking in its entirety, and all to be provided prior to the dwellings being occupied.

Yours faithfully,



DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/658/93/JAM **Your Ref.** RMB/LJA **Date** 9 August 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. I.B. MCEWAN
FIVE DWELLINGS AT FISHPOND LANE, HOLBEACH

Thank you for your letter of the 5th inst., advising of your intentions for the disposal of surface water from your above clients project. Please keep me fully informed as I would wish to resolve this matter prior to development commencing.

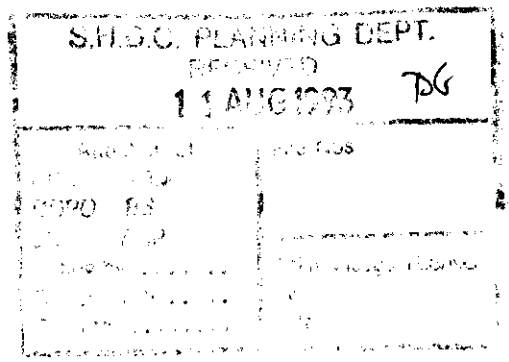
I am sending a copy of your letter to the Director of Planning together with a copy of my response so that he is aware of my Board's interest.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA



PODDINGTONS

Architectural Design Consultants

FTE/LC.

Our ref: RMB/LJA

Your ref:

Date: 5th August 1993.

Mr. R. Staines,
South Holland Internal Drainage Board,
'Marsh Reeves',
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.

Dear Sir,

PROPOSED 5 DWELLINGS AT FISHPOND LANE, HOLBEACH, FOR: MR. I. B. McEWAN.

In response to your letter dated 28/7/93 and subsequent telephone conversation, we confirm that if upon inspection the existing storm water pipe you mention is proved adequate then we will use it for the roof water drainage. If not, then we will connect onto and upgrade the storm water system we are proposing for our Client's adjoining properties.

With regard to the extra area of car park, this will connect onto the drainage system on our Client's adjoining site and will pass through an interceptor prior to discharging into the fishpond as the Parish Council and N.R.A. requirements.

658/93

Yours faithfully,
Poddingtons,

R. M. BOOR.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0658/93

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Fishpond Lane, Horbeach

3. Name, classification and number of road

UC

4. Date application referred 22-7-93

5. State whether outline, detailed application etc.

Full.

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

Redevelopment of site to form 5 dwellings.

7. Delete as appropriate

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

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

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

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

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

Date: 23-7-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Before the access road is commenced to be used the visibility splays as shown on drawing No RMB-2448-26B shall be provided

(2) C2

(3) C2(9) (amended) spaces gain access from estate road from which the car parking has been constructed

(4) C3

(5) A min of 7 car parking spaces shall be provided prior to the dwellings becoming occupied

(6) Before the proposed dwellings are occupied the footway, as shown on drawing No RMB-2448-26 shall be provided in accordance with details to be approved.

Delete as appropriate

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

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

(1) B4

(2) C2

(3) C2(9)

(4) C3

(5) F4

(6) In order to provide safe and aquate pedestrian facilities for ~~pedestrians~~ the residents of this development and their visitors

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0658/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed re-development of site to form five dwellings

SOUTH HOLLAND D.C.
PLAN DEPT
15 JUL 1993
REF Valid

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Type: FULL

Date received: 12-JUL-93

13-JUL-93

Dear Sir/Madam

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

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

Please complete ownership certificate form where marked.

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

Yours faithfully

Principal Administrative Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2970
Date received : 12-JUL-93

Received from

Holbeach Asphalte Co.

Address

Fishpond Lane
Holbeach
Spalding

Fee paid	£	600.00
VAT	£	0.00
Total received	£	600.00

Cash/Cheque : Cheque

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

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1993
REF 0658/93

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 11th July 1993.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

PROPOSED RE-DEVELOPMENT OF SITE TO FORM 5 NO. DWELLINGS AT FISHPOND LANE, HOLBEACH, SPALDING, LINCS, FOR: MR. I. B. McEWAN.

We enclose herewith application in respect of 5 No. proposed dwellings at Fishpond Lane, Holbeach.

This site is the subject of a previous permission (No. H09/0307/93) for 9 dwellings.

Also enclosed are amended plans of the conversion of squash courts to flats (Application no. H09/1256/90) and conversion of sports complex to flats (Application no. H09/1620/88).

We have amended the elevations of the above in order to make the complete development more visually attractive.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

PP

ENC.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning and Building Control Services

REF: PBP/LDS/PL.727

REF: DMG/LAC/H09/0658/93

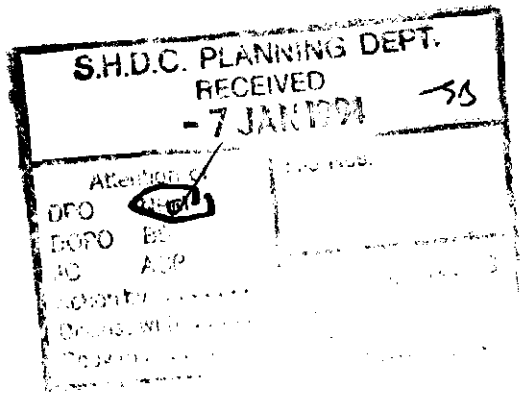
DATE: 7th January 1994

File

SUBJECT: REVOCATION OF PLANNING PERMISSION: H09/0307/93
FISHPOND LANE, HOLBEACH

Further to my memorandum dated 8th November 1993 I write to inform you that notice of the making of the Revocation Order relating to planning permission H09/0307/93 will be advertised in the Spalding Guardian on 7th January 1994. The objection period expires on 7th February 1994 and, if no objections are received, the planning permission will be revoked on 23rd February 1994 and the subsequent planning permission can be issued on that date.

Director of Administration



BLOCK OF 8 FLATS, PARKING & LANDSCAPING AS PLANNING PERMISSION H09-0103-92
ELEVATIONS TO BE RE DESIGNED TO MATCH REMAINDER OF SITE

6 parking space

NORTH

TREE PLANTING

PROPOSED TREE PLANTING TO BE
A HAWTHORN
B FIELD MAPLE
C ALDER
D BEECH HEDGE PLANTED ALONGSIDE TIMBER FENCE
SHRUBBERY TO CLIENTS CHOICE

CAR PARKING

PREVIOUS APPLICATIONS TOTAL OF 35 SPACES REQ'D
5 NO ADDITIONAL NEW DWELLINGS SO 8 EXTRA SPACES REQ'D (5 x 1·5)
NEW TOTAL 43

1000mm WIDE PEDESTRIAN ACCESS TO STAIRS

FOOTPATH UNDER BALCONY

CONTINUE THRO' 1800mm HIGH CLOSE BOARDED TIMBER FENCE UP TO REAR OF HOUSE 1

1600mm WIDE SHRUBBERY PLANTING

1800mm HIGH CLOSE BOARDED TIMBER FENCE TO PERIMETER OF LAWNS

PREVIOUS PLANNING PERMISSION FOR 9 FLATS & PARKING H09 – 0307 – 93

1800mm WIDE PUBLIC FOOTPATH

8500

footpath

LAWN LAWN LAWN

SITE ENTRANCE IE ROAD JUNCTION TO FISHPOND LANE TO BE AS PLANNING PERMISSION H09-1620-88
REMAINDER OF ROAD LAYOUT TO BE AS PLANNING PERMISSION H09-0103-92

VISIBILITY SPLAY

PUBLIC FOOTPATH

FENCE

FISHPOND LANE

SITE PLAN scale 1-200



LOCATION PLAN scale 1-2500
AS TAKEN FROM OS SHEET TF3624 & 3724

SOUTH HOLLAND D.C.
PLAN DEPT.
01 OCT 1993
REF. H09/0658/93

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	22.9.93	AJP	ADDED NOTE RE USE OF BOUNDARY
B	30.9.93	AJP	ADDED SURVEY OF ROAD & VISIBILITY SPLAY

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
MR I B McEWAN
FISHPOND LANE HOLBEACH
PROPOSED RESIDENTIAL DEVELOPMENT

drawing
SITE PLAN

scale
1 - 200

drawing no.
RMB - 2448 - 26

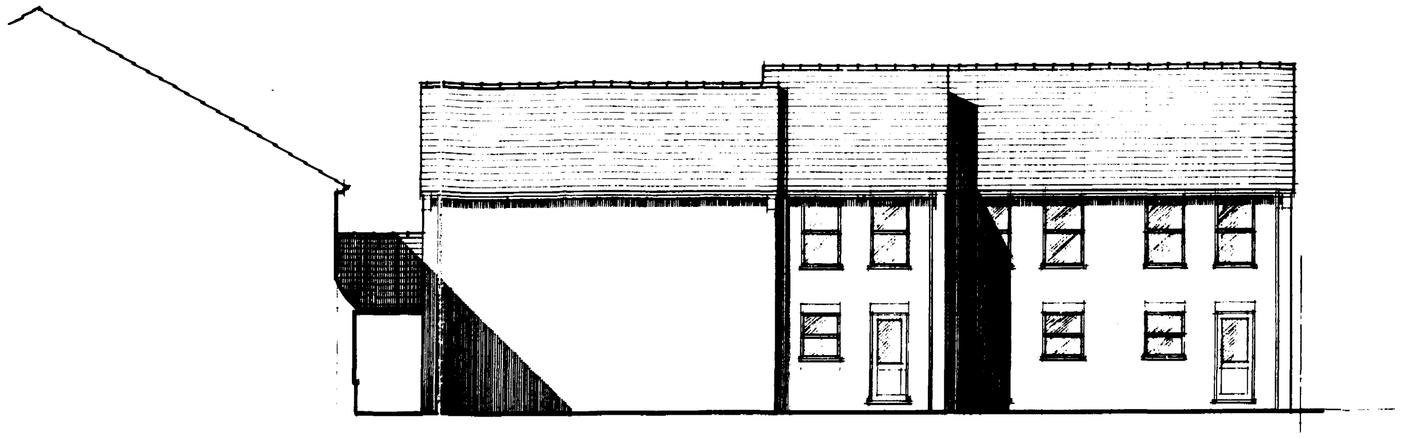
A B

JUNE 93

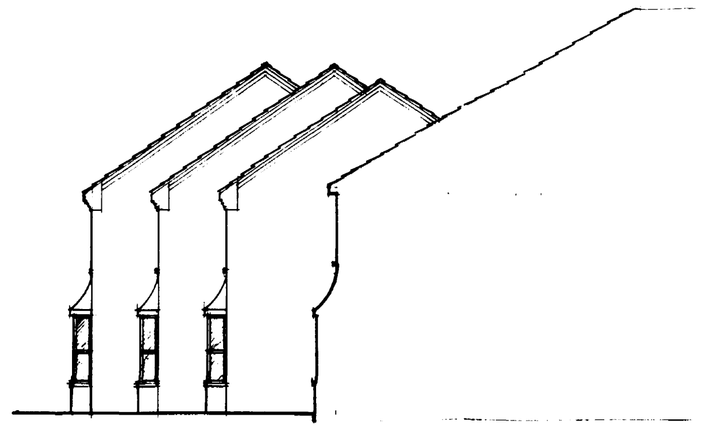
checked

SUMMIT

1267-3927



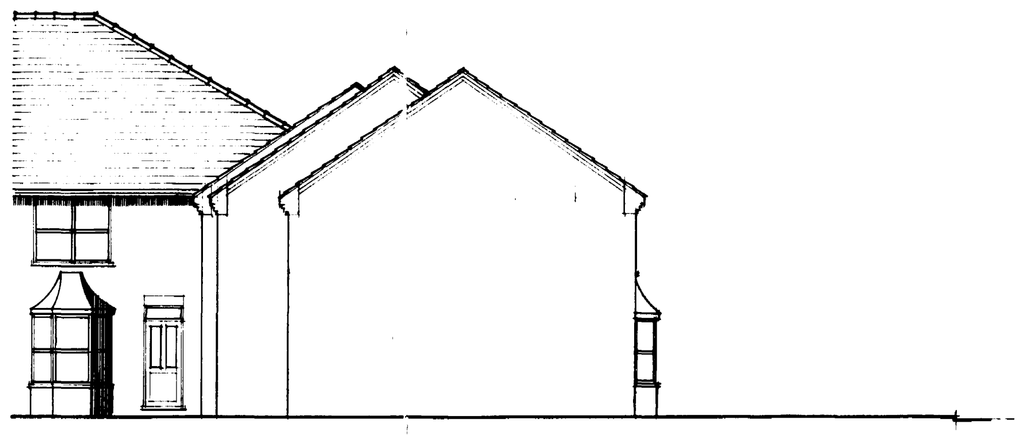
EAST



SOUTH



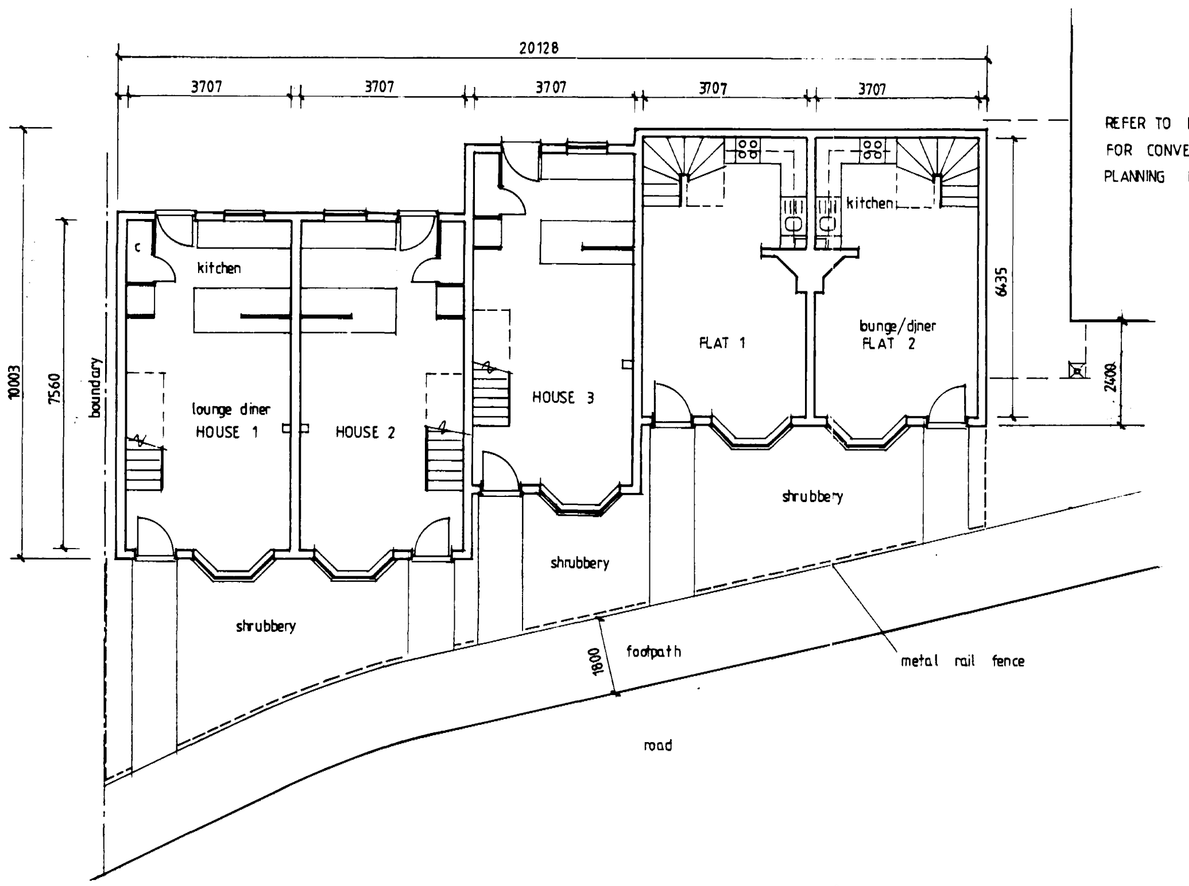
WEST



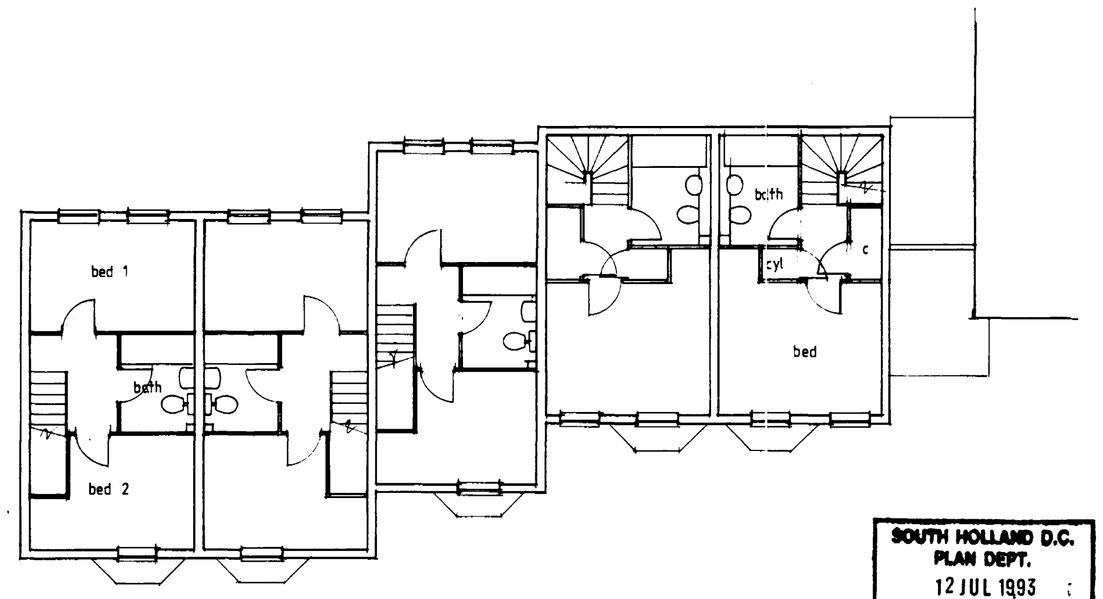
NORTH

MATERIAL SPECIFICATION

- imitation blue/black slate roof
- imitation lead canopy over bay window
- white timber sliding sash windows
- red stock smooth face brick
- black pvc gutter & downpipes



REFER TO DRWG 2448-20 & 25 FOR CONVERSION OF SQUASH COURT PLANNING PERMISSION H09-1256-90



SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1993
REF. 0668/93

DETERMINED

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
MR I. B. McEWAN.
FISHPOND LANE, HOLBEACH.
PROPOSED RESIDENTIAL DEVELOPMENT

drawing
FLOOR PLANS & ELEVATIONS

scale
1-50
1-100

drawing no.
RMB-2448-27

JULY 93

checked

SUMMIT

1257 1927