



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0718/93

Received: 28-JUL-93 Type: OUTLINE

Name: Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1ZA

Agent: Lincolnshire County Council
Land & Buildings Consultancy
County Offices
Newland
Lincoln, LN1 1ZA

Description: Residential development

Location : Former Highways Sub Depot Hallgate
Holbeach Spalding, Lincs

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

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

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

- 2 Before any development is commenced on site; details of the siting, design and external appearance (including materials) of the proposed dwellings and of any garages, and of the means of access thereto, and of all boundary walls, fences and other means of enclosure, shall be submitted to and approved by the Local Planning Authority.

Reason: The proposal is in outline form and no such details were submitted.

- 3 Any proposed estate road access shall be located in the region of the existing access point close to the south western corner of the site's frontage to Hallgate.

Reason: In order to avoid forming a crossroads with Hall Hill Road, in the interests of highway safety.

- 4 No estate road access shall be located opposite the junction with Hall Hill Road and the existing access opposite the junction shall be stopped up to the satisfaction of the Local Planning Authority.

Reason: In order to avoid forming a crossroads with Hall Hill Road, in the interest of highway safety.

- 5 Before any of the proposed dwellings are occupied, the whole of the existing footway along the site's road frontage shall be widened to 1.8 metres to the satisfaction of the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents of the application site and their visitors.

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

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

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

- 7 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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

- 8 Before any of the proposed dwellings are occupied, all the existing buildings on the site shall be demolished and the materials cleared from the site, to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.

- 9 When application is made to the Local Planning Authority for approval of a "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the

approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall make particular provision for the planting of belts of trees close to the whole of the southern, eastern, south-eastern and north-eastern boundaries of the site, sufficient to screen the proposed dwellings adequately from the adjoining commercial/industrial uses. The scheme shall be carried out in its entirety within 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.

- 10 Before any of the proposed dwellings are occupied, screen fences at least 7 feet in height shall be erected along the whole of the southern, eastern, south-eastern and north-eastern boundaries of the site. Details of the intended design of the fences, including the materials to be used for their construction shall be submitted for the approval of the Local Planning Authority, before the fences are erected.

Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.

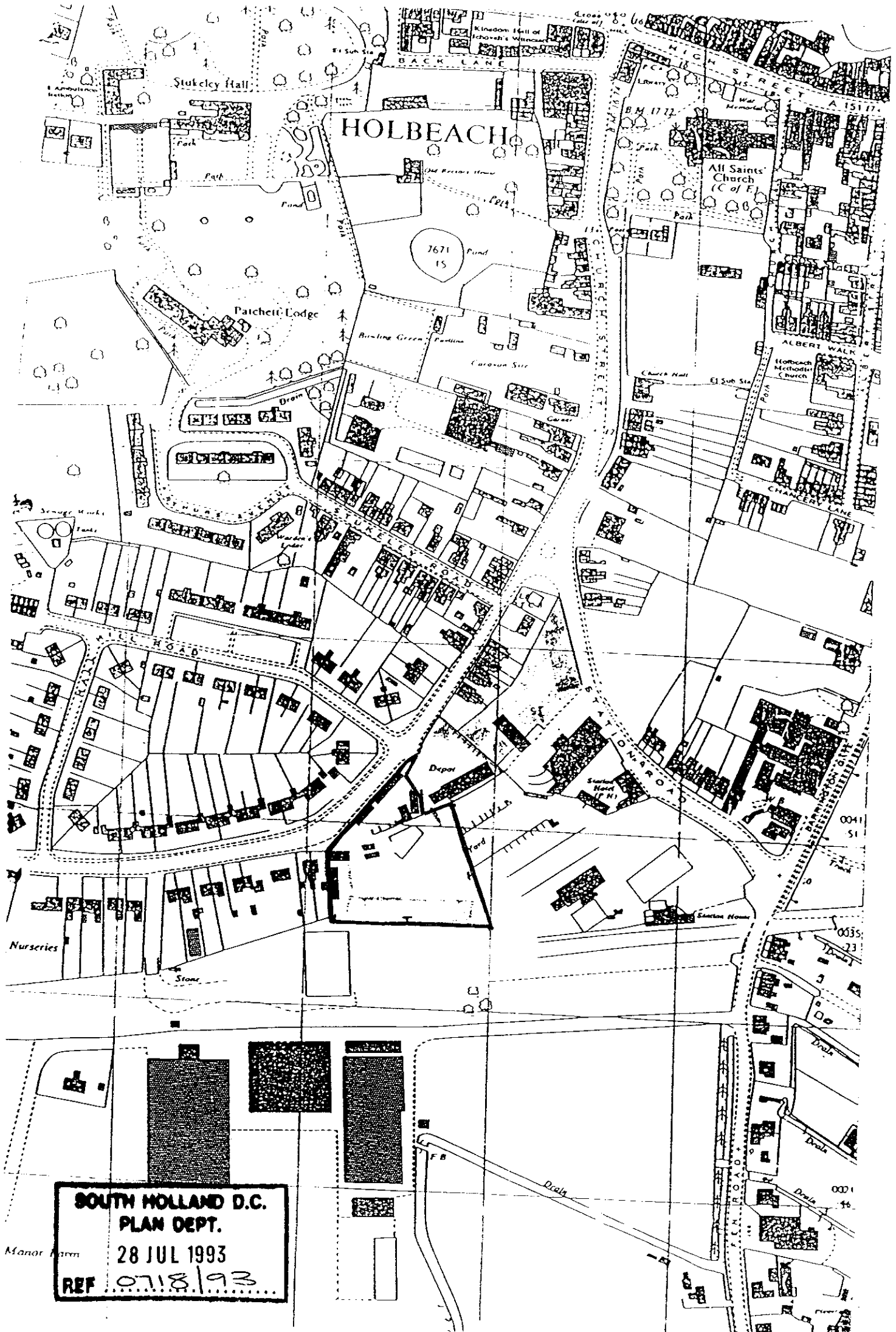
- 11 The residential development hereby approved shall provide for sufficient internal sound insulation and noise attenuation measures within dwellings to minimise, to the satisfaction of the Local Planning Authority, any risk of disturbance from the adjoining commercial premises to the east.

Reason: In the interests of residential amenity.

Your attention is drawn to the view and expectation of this Authority that the proposed development shall be designed in terms of the layout of roads and buildings and the disposition of public and private open space so as to minimise as far as possible any risk of disturbance or nuisance from adjacent commercial premises.

Director of Planning and Building Control Services
14-OCT-93 H09/0718/93

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 D.C.
PLAN DEPT.
28 JUL 1993
REF 0718/93

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

Four completed copies of this form and plans
should be sent to the District Council

Application no.	409/0718/93
Date received	28 JUL 1993
Grid reference	

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals) Name LINCOLNSHIRE COUNTY COUNCIL Address COUNTY OFFICES, NEWLAND LINCOLN Tel. No.	Agent (if any) to whom correspondence should be sent (complete details below in block capitals) Name LAND & BUILDINGS CONSULTANCY Address COUNTY OFFICES, NEWLAND LINCOLN LN1 1ZA Tel. No. 0522 552689
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2. Particulars of proposal for which permission or approval is sought

- (a) Full address or location of the land to which this application relates (and site area if known)

FORMER HIGHWAYS SUB DEPOT
HALLGATE
HOLBEACH (1.32 Acres)

- (b) Applicant's interest, e.g. owner, tenant, prospective purchaser OWNER

- (c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

ERECT DWELINGS ON LAND VERGED RED
ON ATTACHED PLAN

- (d) State whether applicant owns or controls any adjoining land and, if so, give its location

SHOWN BY BLUE VERGE ON PLAN

**OFFICE
COPY**

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: —

(a) Outline planning permission YES	State Yes or No YES	If yes, tick those items below which you wish to be considered as part of this application 1 siting 2 design 3 external appearance 4 means of access 5 landscaping
(b) Full planning permission NO	NO	
(c) Approval of reserved matters following the grant of outline permission NO	NO	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted YES	YES	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date 19.12.90 Number H.9/1052/90 The condition N/A

4. Particulars of Present and Previous Use of Buildings or Land

- (a) State
(i) Present use of buildings/land
(ii) If vacant, the last previous use including the date when the use was discontinued

VACANT

HIGHWAYS DEPOT APRIL 1991

5. Additional Information

- (a) State whether the proposal involves: --

State
Yes or No

- (i) Construction of a new access to a highway
vehicular
pedestrian
(ii) Alteration, including change of use, of an existing access to a highway
vehicular
pedestrian
(iii) The crossing of a ditch or other water course

YES

YES

NO

NO

NO

- (b) State whether the proposal involves: --

- (i) New building(s)
If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats
(ii) Alteration or extension
(iii) Change of use

YES

TO BE DETERMINED

NO

NO

- (c) Size of any new structure: --

- (a) height
(b) length
(c) width

)
)
)

TO BE DETERMINED

- (d) Type and colour of materials for facing external walls

TO BE DETERMINED

- (e) Type and colour of roofing materials

TO BE DETERMINED

- (f) What provision exists or is proposed for garaging and/or parking vehicles within the site?

TO BE DETERMINED

- (g) Is the application for industrial, office, warehousing, storage or shopping purposes?

NO

If yes, complete Part 2 of this form

- (h) Is the application in connection with agriculture?

NO

If yes, give brief details on page 4

- (i) Does the proposal affect a listed building?

NO

- (j) Does the proposed development involve the felling of any trees?

NO

If yes, indicate their positions on plan

- (k) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with?

MAIN SEWER
MAIN SEWER

Continue on page 4
if necessary

- (l) Does the proposal affect a land drain?

NO

If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

1:2500 LOCATION PLAN

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions relevant to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed			
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
5.	Existing floor space		Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) m ² /sq.ft.	(a)	m ² /sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) m ² /sq.ft.	(b)	m ² /sq.ft.
(c) What is the amount of office floor space?	(c) m ² /sq.ft.	(c)	m ² /sq.ft.
(d) What is the amount of floor space for retail trading?	(d) m ² /sq.ft.	(d)	m ² /sq.ft.
(e) What is the amount of floor space for storage?	(e) m ² /sq.ft.	(e)	m ² /sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m ² /sq.ft.	(f)	m ² /sq.ft.
6.	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a)	(a)	(a)
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		
7. In the case of industrial development is the application accompanied by an industrial development certificate? If "No" state why a certificate is not required	State Yes or No ☐		
8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
11. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"? If "Yes" state materials and approximate quantities	State Yes or No ☐		

PART 3

Application is hereby made for permission/approval to carry out the development described herein on the attached plans.

I have completed the relevant certificate.

Signed A J Hey
 *On behalf of LINCOLNSHIRE COUNTY COUNCIL
 (insert applicants name if signed by an agent)
 Date 27 July 1993

*Delete whichever is not applicable

Note An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the “Notes for Applicants”. The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant was an owner (a) of any part of the land to which the *application ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying *application ~~appeal~~
- * 2. None of the land to which the *application ~~appeal~~ relates constitutes or forms part of an agricultural holding:
 or
 I have ~~_____~~
- * 2. ~~The applicant has given the requisite notice to every person other than myself who 20 days before~~
~~The appellant has _____~~
~~the date of the *application~~ ~~appeal~~ ~~was a tenant of any agricultural holding any part of which was comprised in~~
~~the land to which the *application~~ ~~appeal~~ ~~relates, viz: _____~~

Name of Tenant (e)

Address

Date of Service of Notice

*Delete whichever is not applicable

- (a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

- (e) If you are the sole agricultural tenant enter “None”

Signed A J Hey
 *On behalf of LINCOLNSHIRE COUNTY COUNCIL
 (insert applicants name if signed by an agent)
 Date 27 July 1993

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Buildings correctly on site.
Neighbours :
Boundaries : Residential to east & west.
Site Features : Existing access.

Inspected by DMK
Date 5/8 .S/V JMS 23/8

Site Notice posted by DMK
Date 5/8
Expiry 5/8.

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Nº 23 Hallgate. ✓ done 6/8

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

COMMITTEE

Confirmed as agenda ✓ + note 13/10

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H09/0718/93

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV Specify:

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific Specify:
Other PLA Specify:

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

Case Officer JAB

Senior Officer Confirmed *[Signature]*

Date: 2/8

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 720.00

Receipt No P3038

Date first Rec'd 28 JUL 1993

Registration

Reference 409/0718/93

Cross-Ref

Date 29/7/93

Validation

TYPE OUTLINE

Site area 0.55
No of dwellings
Floorspace

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

Description
to be recorded

Residential development

Invalid

Site plans
Certificate

☐

Fee

Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £

720
~~450~~

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 169 OS Plots
Grid ref 535750324380

Ward J Parish Houlbence

Inside IBD Y Inside LP area N

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1526

Linked to property

Ref

Dist Bound

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:

Earlier apps

1784/88

844/90

1051/90

1052/90

B Reg Records:

Already submitted - Ref:

Request needed

Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0718/93

Received: 28-JUL-93 Type: OUTLINE

Name: Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1ZA

Agent: Lincolnshire County Council
Land & Buildings Consultancy
County Offices
Newland
Lincoln, LN1 1ZA

Description: Residential development

Location : Former Highways Sub Depot Hallgate
Holbeach Spalding, Lincs

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

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

- 2 Before any development is commenced on site; details of the siting, design and external appearance (including materials) of the proposed dwellings and of any garages, and of the means of access thereto, and of all boundary walls, fences and other means of enclosure, shall be submitted to and approved by the Local Planning Authority.

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Reason: In order to avoid forming a crossroads with Hall Hill Road, in the interests of highway safety.

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Your attention is drawn to the view and expectation of this Authority that the proposed development shall be designed in terms of the layout of roads and buildings and the disposition of public and private open space so as to minimise as far as possible any risk of disturbance or nuisance from adjacent commercial premises.

14-OCT-93

AD check....*N* 14/12....

Authorised to issue (inc Delegation).....*N*.....

APPROVE - AP PEE COMMITTEE
REJECT

ADD

NOTE TO PERMISSION AS FOLLOWS: -

YOUR ATTENTION IS DRAWN TO THE
VIEW ~~OF THE~~ AND EXPECTATION
OF THIS AUTHORITY THAT THE PROPOSED
DEVELOPMENT SHALL BE DESIGNED
IN TERMS OF THE LAYOUT OF ROADS
AND BUILDINGS AND THE DISPOSITION
OF PUBLIC AND PRIVATE OPEN
SPACE SO AS TO MINIMISE AS
FAR AS POSSIBLE ANY RISK OF
DISTURBANCE OR NUISANCE FROM
~~THE~~ ADJACENT COMMERCIAL
PREMISES.

APPLICATION REFERENCE: H09/0718/93

DATE RECEIVED: 28-JUL-93

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Former: Highways Sub Depot, Hallgate, Holbeach

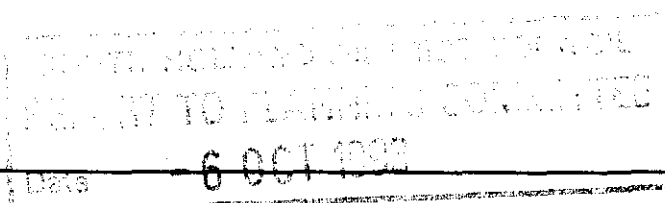
APPLICANT: Lincolnshire County Council AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objection received from Parish Council and Ward Member.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 In December 1990 Deemed planning permission (H09/1052/90) was granted by the Lincolnshire County Council for residential development on the major part of the site (the remainder of the site has since been sold off and now has the benefit of a permission (H09/0331/93) granted in May 1993 for Heating and Irrigation supply depot.
- 2 Essentially, therefore, the current application is for a 'renewal' of this previous permission, albeit in a form other than 'deemed'.
- 3 Despite the reduction in size, none of the terms or conditions of the original permission have been rendered inoperative or impracticable.
- 4 Nor has there been a change in terms of adjoining commercial development; the agrochemical business referred to below was in operation at the time the Deemed Consent was granted.
- 5 This Authority did not signify any objection at the time Deemed Consent was granted in 1990.

REPRESENTATIONS

Parish Council: Not supported as it adjoins industry.

Ward Member: (Councillor D Venni) - summarised:
The adjoining agrochemical business is hardly the best neighbourhood for residential development. There is a helicopter pad regularly used for agricultural spraying operations. I also have concern on the storage of the various insecticides and other chemical products so close to existing residential properties let alone any new development.

Environmental Services: Some residential front development may be feasible subject to an appropriate layout and design scheme which affords protection to the dwellings.

SCHEDULE OF CONDITIONS

- 1 Before any development is commenced on site; details of the siting, design and external appearance (including materials) of the proposed dwellings and of any garages, and of the means of access thereto, and of all boundary walls, fences and other means of enclosure, shall be submitted to and approved by the Local Planning Authority. Reason: The proposal is in outline form and no such details were submitted.
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- 5 C1 (Estate road details)
- 6 C2a (Road foundations)
- 7 Before any of the proposed dwellings are occupied, all the existing buildings on the site shall be demolished and the materials cleared from the site, to the satisfaction of the Local Planning Authority. Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.
- 8 When application is made to the Local Planning Authority for approval of a "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall make particular provision for the planting of belts of trees close to the whole of the southern, eastern, south-eastern and north-eastern boundaries of the site, sufficient to screen the proposed dwellings adequately from the adjoining commercial/industrial uses. The scheme shall be carried out in its entirety within 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained

for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.

- 9 Before any of the proposed dwellings are occupied, screen fences at least 7 feet in height shall be erected along the whole of the southern, eastern, south-eastern and north-eastern boundaries of the site. Details of the intended design of the fences, including the materials to be used for their construction shall be submitted for the approval of the Local Planning Authority, before the fences are erected.

Reason: In order to ensure the creation of a satisfactory residential environment, and in the interests of visual amenity.

- 10 The residential development hereby approved shall provide for sufficient internal sound insulation and noise attenuation measures within dwellings to minimise, to the satisfaction of the Local Planning Authority, any risk of disturbance from the adjoining commercial premises to the east.

Reason: In the interests of residential amenity.

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



H09/0718/93
OUTLINE

Applicant: Lincolnshire County Council
Tel:

Agent: Lincolnshire County Council
0522 552689

Description: Residential development

Location: Former Highways Sub Depot
Hallgate
Holbeach
Spalding, Lincs

Valid date:	28-JUL-93	Terminal date:	22-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	04-AUG-93	Report deadline:	31-AUG-93
Inspected by	11-AUG-93		
Extra contacts	18-AUG-93	Case Officer:	
Report if not clear by	01-SEP-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: .55 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 23 Hallgate, Holbeach	06-AUG-93	27-AUG-93
Site/Press Advert MAJ	06-AUG-93	27-AUG-93
Clerk to Holbeach PC 0406 26739	03-AUG-93	17-AUG-93
Dir of Environmental	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: 535750 324380

OS Sheet: 169 **Parcel:**

LCC - Ops Attached to EB

BRIAN SMITH D., MRTPI
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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Report if not clear by 01-SEP-93

Terminal date: 22-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
~~D-M GEDNEY~~ *S. Hockley* ✓ done

DEVELOPMENT/CONSTRAINTS

Size: .55 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

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Cllr D S Venni	03-AUG-93	10-AUG-93

SITE RECORD

Grid ref: 535750 324380
OS Sheet: 169

Parcel:

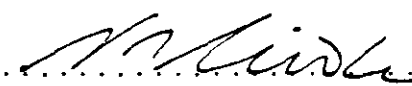
LCC - Obs Attached to OS 5/8/93

6th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/1104/92 Marshland and Wingland	JB	Refused as recommended.
3	H09/0345/93 Mr R Stokes	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
5	H05/0372/93 Kings Quality Homes	JB	Grant as recommended.
7	H05/0373/93 Kings Quality Homes	JB	Grant as recommended.
9	H08/0551/93 I Bates	DJR	Deferred for Site Visit.
12	H02/0581/93 David Wilson Homes	DJR	DPBCS Auth subject to Sect 106 agreement as recommended. Bus shelter and Local Planning Authority approval of road scheme to be included in 106 agreement.
14	H21/0630/93 H21/0814/93 Mr K Russell	DMG	Refused as recommended.
16	H14/0640/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	PJU DJR	Grant as recommended.
16	H14/0641/93 Rose Cottage Nursery & Aquatic Centre	DJR	DPBCS Auth subject to 106 agreement as recommended.
20	H02/0643/93 G M Riddidngton Partnership	DJR	Deferred for site visit.
23	H06/0654/93 Long Sutton Motor Co	JB	Grant as recommended.
25	H06/0657/93 Mr C J W Franks	JB	Deferred for site visit. Check previous application for filling station by Hurnfield Hargate and Anglia Motel as DoT consider sufficient approvals given on this stretch of A17.
27	H23/0661/93 Mr R Regan	JB	Deferred for site visit.
30	H18/0662/93 J E & R A Deans	DMG	DPBCS Auth as recommended.

32	H14/06. /93 H14/0678/93 John Allen Tpt	PJU	DPBCS Auth subject to Sect 278 agreement as recommended. H14/0678/93 to have same condition as condition 13 of H14/0678/93.
36	H05/0687/93 H Whestone esq	JB	Refused as recommended.
38	H14/0690/93 Mr J G Sneath	PJU	Refused as recommended.
40	H21/0693/93 Mr V Day	JB	Refused as recommended.
43	H09/0718/93 L.C.C.	JB	Grant as recommended. Add note ref proximity of commercial premises, and need to design to protect residential amenities.
46	H09/0719/93 L.C.C.	JB	Grant as recommended.
48	H08/0724/93 Mr & Mrs A Houghton	PJU	Grant as recommended.
50	H05/0728/93 R Proctor	JB	Deferred for site visit.
51	H04/0763/93 Mr W Lockhead	PJU	Refused as recommended.
53	H23/0773/93 Kings Quality Homes	DMG	Deferred to allow us to pursue ways we can bring pressure to bear on developers to prevent a similar situation occurring.
55	H09/0774/93 Mr & Mrs Ladbroke	JB	Grant as recommended.
57	H23/0786/93 Mr K Usher	DMG	Refused as recommended.
59	H16/0788/93 Crescent Traders Assoc	PJU	DPBCS Authorised subject to negotiations re additional sign which has been put up on site.
60	H16/0793/93 The Furniture Co	DJR	Refused as recommended.
61	H17/0802/93 A B Builders	PJU	Deferred for site visit.
62	H16/0803/93 Patterson Properties	DMG	DPBCS Auth to Refuse as recommended.
64	H20/0820/93 Mr & Mrs J W Cooper	DMG	Refused as recommended. Letter to advise further 6 months attempt to sell in view of depressed state of housing market.

8th Oct 93

Signed: 
N Midlen
Principal Planning Officer



LINCOLNSHIRE

Patron: Captain Sir Henry Neville K.C.V.O.
Lord Lieutenant of Lincolnshire

LATE OBS: Offr... Date...
Salient points highlighted

To: PLANNING & BUILDING CONTROL DEPT,
South Holland District Council

Fax Number: 0775 / 710 772

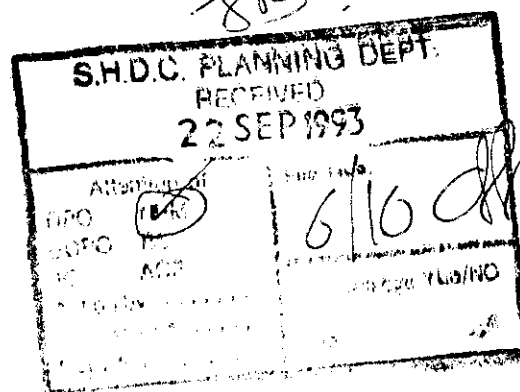
From: HERITAGE LINCOLNSHIRE

Fax Number: [0529] 306327 [Telephone line]

Date: 22/9/93

THIS FACSIMILE TRANSMISSION IS PAGE 1 OF 3 PAGES

Please notify the sender immediately on [0529] 306327 if the transmission is incomplete or illegible



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HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.09/0718/93

Week beg... 5 Aug 93

and H09/0719/93

Application:..... Developments alternatives residential or business.

Location:..... Former Highway Sub Depot, Hallgate, Holbeach

1. Watching Brief

✓ 2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.

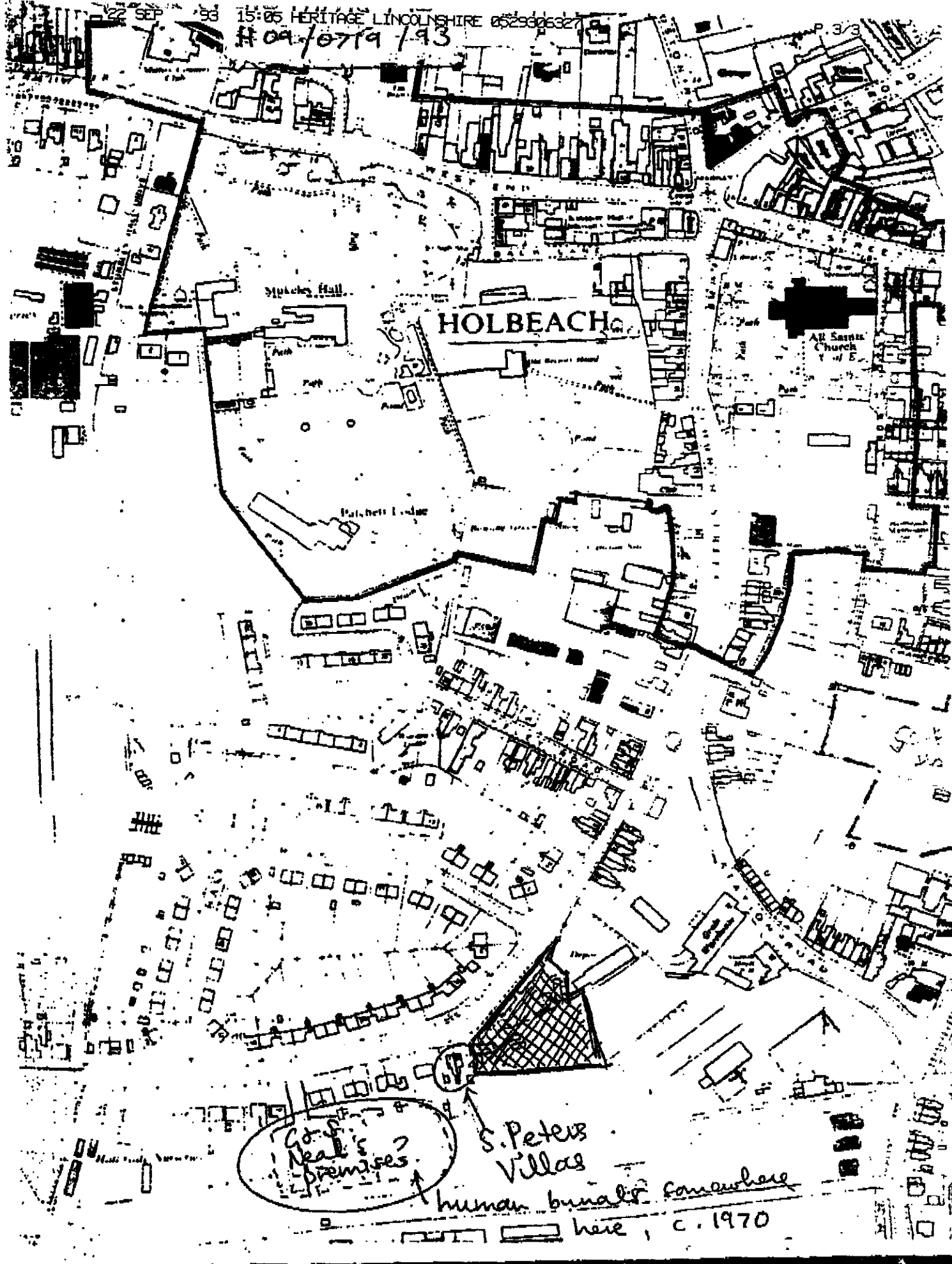
COMMENT: The medieval burial ground associated with S. Peter's chapel is marked further west on OS maps. However, S. Peter's Villas are traditionally supposed to be on this site. Agricultural contractors G. & S. Neal (39a Hallgate) found human skeletal material on their premises some years ago which was not precisely recorded but is in the same general area. It is therefore possible that human burials may be present in the redevelopment area.

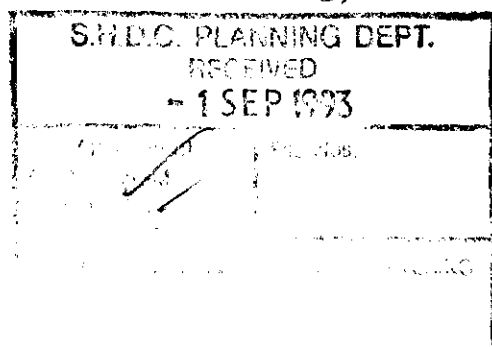
Signed..... R.H. Healey.....

Date..... 22 Sept 93.....

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

#09/0719/93





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

Our ref *mpg*
SH/930082

Your ref
H09/0718/93

26 August 1993

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

Dear Sir,

Proposal : Erect dwellings
Location : Hallgate, Holbeach
Applicant: Lincolnshire County Council

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.

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.

There is a public sewer crossing the site of the proposed development.

Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION

No building shall be erected within 3 metres of centreline of the public sewer crossing the site.

REASON

To protect existing services

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

cont'd

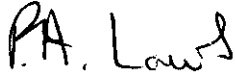


2.

26 August 1993

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

Yours faithfully

A handwritten signature in black ink, appearing to read "P.A. Laws". The signature is written in a cursive, slightly stylized font.

Philip Laws
Customer Services Manager

PLANNING APPLICATIONS

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

H02/0581/93

David Wilson Homes Ltd OUTLINE
Residential development.
Land off Barbers Drive, Crowland,
Peterborough.

H09/0718/93

Lincolnshire County Council OUTLINE
Residential development
Former Highways Sub Depot, Hallgate,
Holbeach, Spalding Lincs

H16/0700/93

Allison Homes FULL
Residential development: - 20 dwellings
comprising of 2 and 3 bed detached,
semi-detached and terraced units.
Land off St Annes Way, Spalding, Lincs.

The following applications do not accord with the provisions of the relevant Development Plan.

H05/0689/93

Temples Transport FULL
Change of use of agricultural land to
haulage yard including means of access.
Land off Fleet Road, Fleet, Spalding,
Lincs.

H14/0701/93

Mr J. E. Nickols OUTLINE
Commercial and industrial development.
Wardentree Lane, Pinchbeck, Spalding,
Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H04/0692/93

J. R. Lovell Esq FULL
Change of use from insurance/estate
agency to retail sale and repair of scale
model cars and accessories.
First floor: 13 Market Place, Donington,
Spalding, Lincs.

H04/0697/93

B. Smith & Co FULL
External alterations to offices.
23/24/24A Market Place, Donington,
Spalding, Lincs.

H08/0651/93

V. E. Miller LISTED BUILDING
Place 12 shutters to existing windows.
The Bell Inn, 83 High Street, Gosberton,
Spalding, Lincs.

H11/0686/93

Alliance & Leicester BS FULL
Installation of an automatic teller
machine (ATM).
14 Market Place, Long Sutton, Spalding,
Lincs.

H13/0730/93

Moulton Harrox Educational OUTLINE
Residential development.
Broad Lane, Moulton, Spalding, Lincs.

H16/0698/93

Shop & Store Dev Ltd FULL
Demolition and rebuild single retail unit.
5 Hall Place, Spalding, Lincs.

H16/0699/93

Shop & Store Dev Ltd CONS AREA
CONSENT
Demolition of existing shop.
5 Hall Place, Spalding, Lincs.

H16/0717/93

Miss E. J. Plummer FULL
Provision of new shop front.
"Pingouin", 10 Station Street, Spalding,
Lincs.

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



B. SMITH
Director of Planning
and Building Control
Services

August 6, 1993.

602 WVN 4831 187/507 SG6-8

LINCOLNSHIRE COUNTY COUNCIL
(WHAPLODE - STOCKWELL GATE)
(RESTRICTED ROADS) ORDER 1993

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council has made an Order under Sections 82(2) and 83(2) of the Road Traffic Regulation Act 1984, the effect of which will be to impose a 30 mph speed limit on the following lengths of road in Whaplode:

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The following 3 advertise-
ments are from 3 ladies liv-
ing in Russia. They want to
share their culture and
more about our culture and
country. We will forward
reply free of charge.
LARISSA, 24, artist, blonde,
green eyes, loves music,
sport, dogs. Quiet, tender,
seeks intelligent, attractive,
strong gent for friendly cor-
respondence and romance.
Reply to Box No AL871.
SUZANNA, 24, musician,
slim, cheerful, charming,
loves theatre, travel, ani-
mals, cooking. Seeks kind,
attractive, reliable male.
Reply to Box No AL8227.
OKSANA, 27, engineer of
water protection, pretty,
slim, grey eyes, loves chil-
dren, countryside, travel.
seeks a GSOH, reliable
male for friendship. Reply
to Box No AL8223.

MALE, 24, tall, slim, shy,
caring, NS, GSOH, looking
for single, fit, active female,
18-28, for outings, f/ship,
poss romance. Reply to Box
No SP8244.
WOULD Alan, who re-
fused to Box No SP8149. Bourne
Sleaford area, please con-
tact the box number below
as he did not give his tele-
phone number in the let-
ter to the lady concerned. Re-
ply to Box No SP8251.

ROMANTIC lady, 49, good-
hearted and sincere, seeks
male, 49-54, for TLC and
f/ship. Must be romantic.
Photo please. Reply to Box
No SP8254.
WELL-established male,
seeks attractive, well dress-
ed, slim lady, 45-55, in-
terests: eating out, theatre,
country life, poss lasting f/
ship. NS. Reply to Box No
SP8237.
24-year-old blonde male,
seeks single female for f/
ship, outings, poss ro-
mance. Photo please. Reply
to Box No SP8241.
SINGLE female, 25, seeks
male, 28-38, for fun, f/ship,
poss r/ship, must like chil-
dren, smoker, GSOH, ALA.
Photo app. Reply to Box No
SP8246.

ARE you a gent, 50+, wait-
ing to be pampered by lady,
with GSOH, I have no ties,
enjoy most things, am a
great cook. Make my day,
answer this ad and let me
spoil you. Reply to Box No
SP8253.
HARDWORKING outgoing
guy, 29, various interests,
looking for fun-loving lady
for f/ship. Photo please. Re-
ply to Box No SP8255.
GENT, 41, with personality,
GSOH, smoker, seeks lady
30-46, for outings, cinema,
view lasting loving com-
panionship. Stamford, Mel-
ton, Oakham areas. Reply
to Box No SP8257.

LONELY widow, 46, GSOH,
seeks caring male, 45-55,
for f/ship, poss romance.
Reply to Box No SP8233.
LADY, 53, NS, wishes to
meet gent, 50-58, for f/ship,
outings, poss romance. Re-
ply to Box No SP8217.
FEMALE, 25, new to area,
looking for a big-hearted
male, 25-30, for f/ship, poss
romance, ALA. Reply to
Box No SP8291.
WANTED: Female pillion.
GSOH, for male, 25, to
share the good times.
Photo ensures reply. Single
mums welcome. Reply to
Box No SP8232.

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with stand, Hitachi model
CPT22 with remote control,
21". £45. Tel 0773 241934.
CINDICO baby bouncer,
hangs on doorway or ceil-
ing, £8 ono. tel 0778
380992.
MIDI hi-fi with belt driven
turntable, twin cass and 3-
way band tuner, graphic
equal, 1 year old, as new,
£40 ono. Tel 0536 770778.
ACTION Force hovercraft,
good condition, £7. Tel
0572 813279.
SONY stereo music centre,
radio, record, cass, player/
recorder with pair free
standing dble speakers,
good working order. £45.
Tel 0780 740292.
PAIR interior doors,
cherry pine, £150 ono.

PAIR 1991 game be-
pair. Tel 0780 481079.
PORTABLE gas, 4 bar,
tel 0572 721934.
KLIPPAN months, 4
guaranteed, £30. tel 0778
380992.
HMS Victor paints ar-
0572 813279.
MOSES frilled vest,
quilted cov, £10 ono.
0-3 YEA. Tel 0778
380992.
16 LEA the bot-
NAVY M folding
0778 380992.
MAMM

PAIR 1991 game be-
pair. Tel 0780 481079.
PORTABLE gas, 4 bar,
tel 0572 721934.
KLIPPAN months, 4
guaranteed, £30. tel 0778
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0-3 YEA. Tel 0778
380992.
16 LEA the bot-
NAVY M folding
0778 380992.
MAMM

S O U T H

H O L L A N D
DISTRICT COUNCIL

27 April

S.H.D.C. PLAINFIELD NJ
PLAINFIELD NJ
12 AUG 1975. SS

TO : SAC, NEW YORK
FROM : SAC, PHOENIX
SUBJECT: [illegible]
[illegible]

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



Application no: H09/0718/93

Applicant: Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1ZA

Agent: Lincolnshire County Council
Land & Buildings Consultanc
County Offices
Newland
Lincoln, LN1 1ZA

Description: Residential development

Location: Former Highways Sub Depot Hallgate
Holbeach Spalding, Lincs

Type: OUTLINE

Date received: 28-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

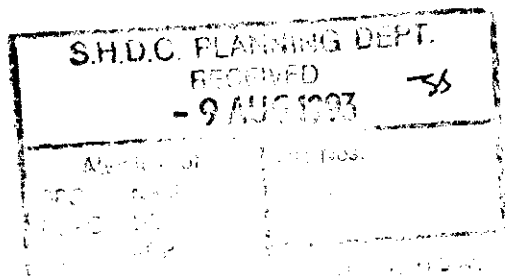
As applications can be determined under delegated powers in many cases,
please let me know by 10-AUG-93 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

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 *The adjoining agrochemical business is hardly the best neighbours for residential development. There is a helicopter pad regularly used for agricultural spraying operations. I also have concern on the storage of the chemical products so close to existing residential properties let alone any new development!*

D Venni

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Horwarp District Council

Application
Reference

H 09/0718/93.

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		
	3	5	7	2	4

2. Address or location

FORMER H/WS DEPOT, HALLGATE HORWARP

3. Name, classification and number of road

LLC

4. Date application referred

5/8/93

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL DEVELOPMENT

7. 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:—

Delete as
appropriate

~~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:

5/8/93

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) Any proposed estate road access shall be located at the south western end of the sites frontage to Hallgate
- (2) Prior to the buildings being commenced access via the existing access point on the northern end of the sites frontage shall be permanently closed
- (3) Before any of the proposed dwellings are occupied the existing footway along the sites road frontage shall be widened to 7.8 metres in accordance with details to be approved
- (4) C1
- (5) C2(a)
- (6) B21 - Frontage plots

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

- (1) B6
- (2) B1
- (3) To ensure safe and adequate means of passage on foot for the future residents and their visitors
- (4) C1
- (5) C2(a)
- (6) B21

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Lincolnshire County Council
is applying to the Council for planning permission for the following:

Reference No: H09/0718/93

Description: Residential development

Location: Former Highways Sub Depot
Hallgate
Holbeach
Spalding, Lincs

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 27-AUG-93

Any observations should be sent to me by 27-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

06-AUG-93

S O U T H



H O L L A N D

DISTRICT COUNCIL

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3038
Date received : 28-JUL-93

Received from

Lincolnshire County Council

Address

County Offices
Newland
Lincoln
LN1 1ZA

Fee paid £ 720.00
VAT £ 0.00

Total received £ 720.00

Cash/Cheque : Cheque

Signed..... *S. A. Hicks*
(Authorised Collector)

FILE COPY

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

**Estate Management Valuation
Design & Building Services**

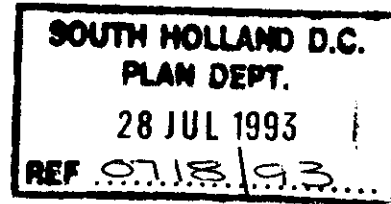
County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5



Keith Stevens
Dipl Arch RIBA
General Manager

Director of Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

When calling please ask for
J C Swindin
Direct Line (0522) 552689



My ref: V1878/JCS/KDH
26 July 1993

Dear Sir

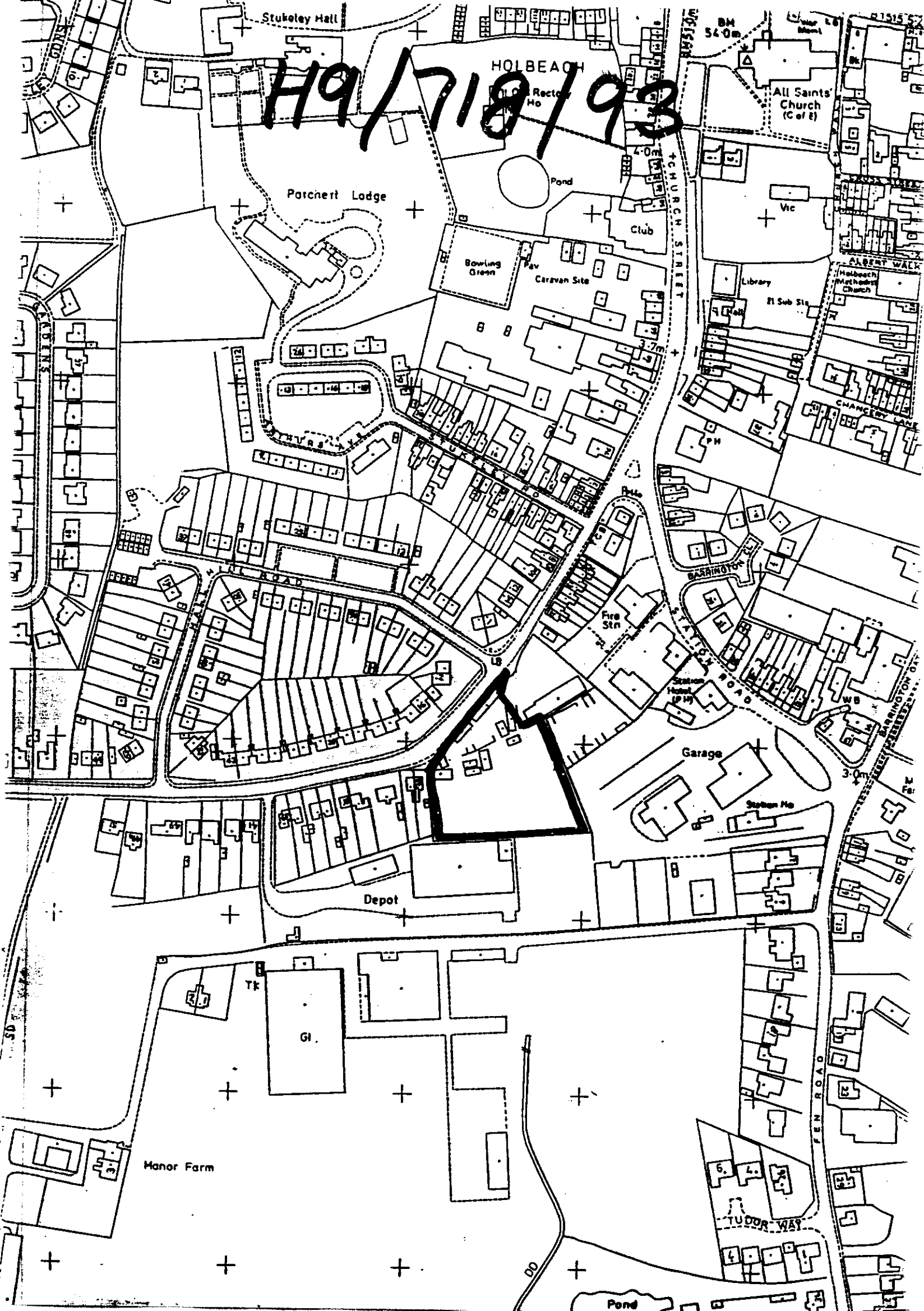
HOLBEACH : FORMER HIGHWAYS DEPOT, HALLGATE

Please find attached herewith two planning applications in respect of the above for residential and B1 (Business Uses). I also attach herewith a cheque for £1,440.00 which I trust is the correct fee payable in respect of the two applications.

You will note from the application that it is for a renewal of planning permission and should you require any further details then please contact the writer.

Yours faithfully

for General Manager



H9/718/93

HOLBEACH

Parcner Lodge

Pond

Club

Bowling Green

Pav

Caravan Site

All Saints Church (C of E)

Vic

Library

El Sub Stn

ALBERT WALK

Holbeach Methodist Church

CHANCERY LANE

BARRINGTON

Fire Stn

Garage

Station Ho

Depot

Manor Farm

TUDOR WAY

Pond

PLANNING COMMITTEE - 6th October, 1993

660. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H06/0654/93
Long Sutton Motor Co.

Cleaning bay at Gedney Road, Long Sutton.

H09/0718/93
Lincolnshire County Council

O.A. Residential development at former Highways Sub Depot, Hallgate, Holbeach.

(Subject to a note being added to the permission advising of the need for the design of the development to take account of the existing business development on the southern boundary of the site.)

H09/0719/93
Lincolnshire County Council

O.A. Buildings for business (B1) use at former Highways Sub Depot, Hallgate, Holbeach.

H08/0724/93
Mr & Mrs A Houghton

Conservatory at 22 Church Street, Gosberton.

H09/0774/93
Mr & Mrs Ladbrook

First floor extension above existing garage at Maltings Place, 5 Damgate, 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

H18/1104/92
Marshland & Wingland Ltd.

O.A. Development for uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use at The Airfield, Sutton Bridge.

H21/0630/93
Mr K Russell

New access at 16 Station Road, Tydd Gote.

H21/0814/93
Mr K Russell

Conservation Area Consent for demolition of wall and railings at 16 Station Road, Tydd Gote.

H05/0687/93
H Whetstone Esq.

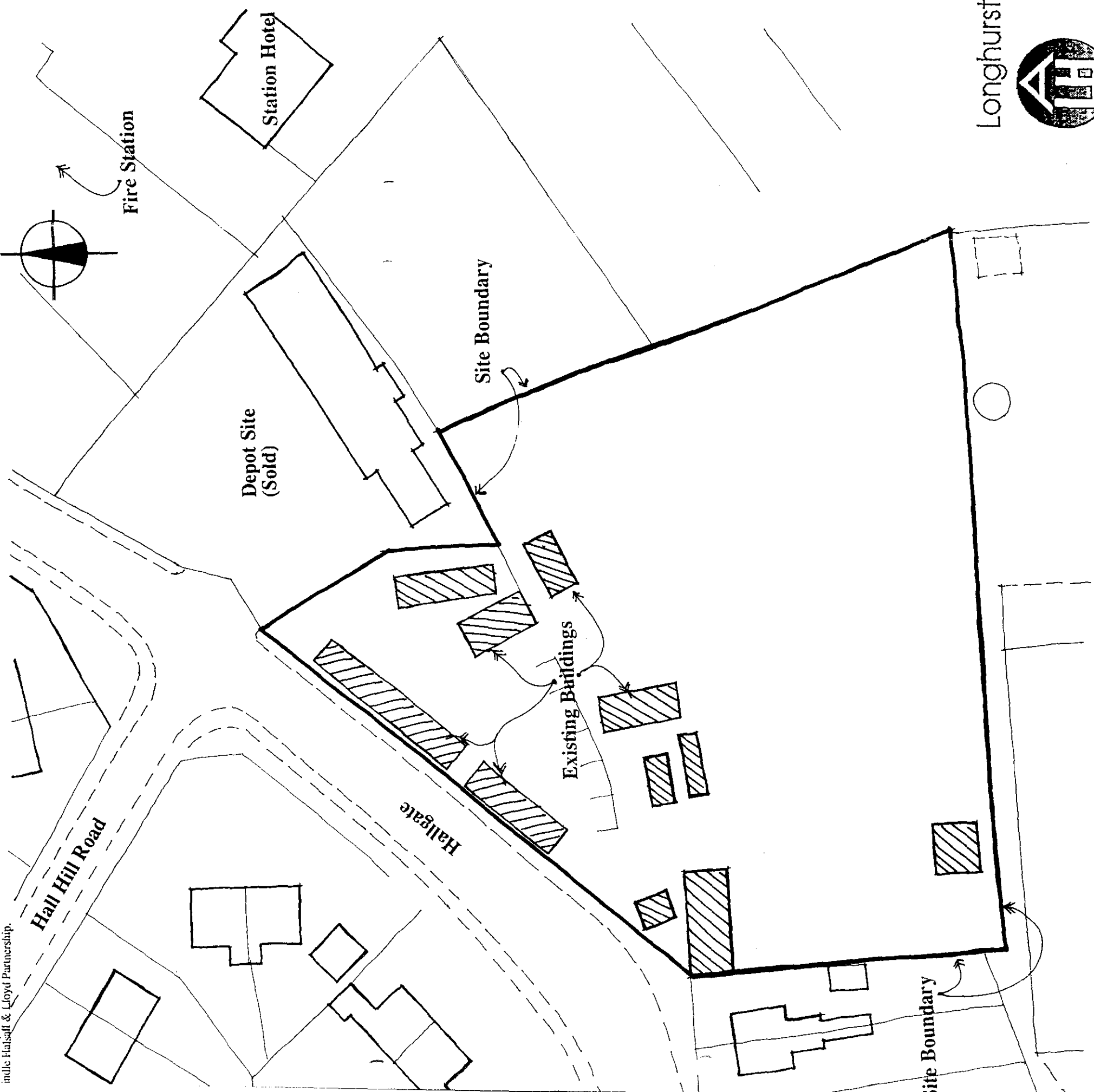
Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses at Hazelwood Lane, Fleet.

H14/0690/93
Mr J G Sneath

O.A. Pair of semi-detached Cottages at Glenside North, Money Bridge, Pinchbeck.

H21/0693/93
Mr V Day

4 detached bungalows and construction of private drive at Willows Lodge, Willow Close, Tydd St. Mary.

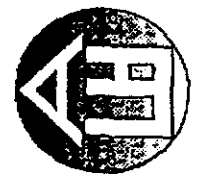


HALLGATE, HOLBEACH
LINCOLNSHIRE

Job No N155 June 1993

"As Existing"

Longhurst Housing Association Limited



HALL & TAWSE

Hall & Tawse Partnership Limited

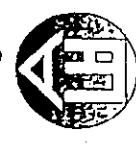
Approx Scale 1:500 0 5 10 15 20 25m

architects
landscape
architects
0602 500410

The Wilkinson Hindsall
Lloyd Partnership
56 The Rope Walk Nottingham NG1 5DW

Existing site scaled from SURVEY THREE Drawing No. 1824 scale 1:200

Longhurst Housing Association Limited



HALL & TAWSE

Hall & Tawse Partnership Limited,

Dwelling Mix
17 No. 2b/4P bungalows
Hall and Tawse Mayfield

HALLGATE, HOLBEACH
LINCOLNSHIRE

May 1994

JOB NI55

As Proposed

Sketch No. 5 A.

FIRE STATION

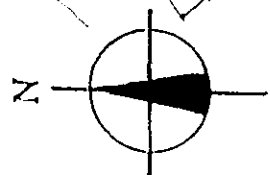
Assumed line of culvert

SITE BOUNDARY

Adoptable Road to
SHDC standards

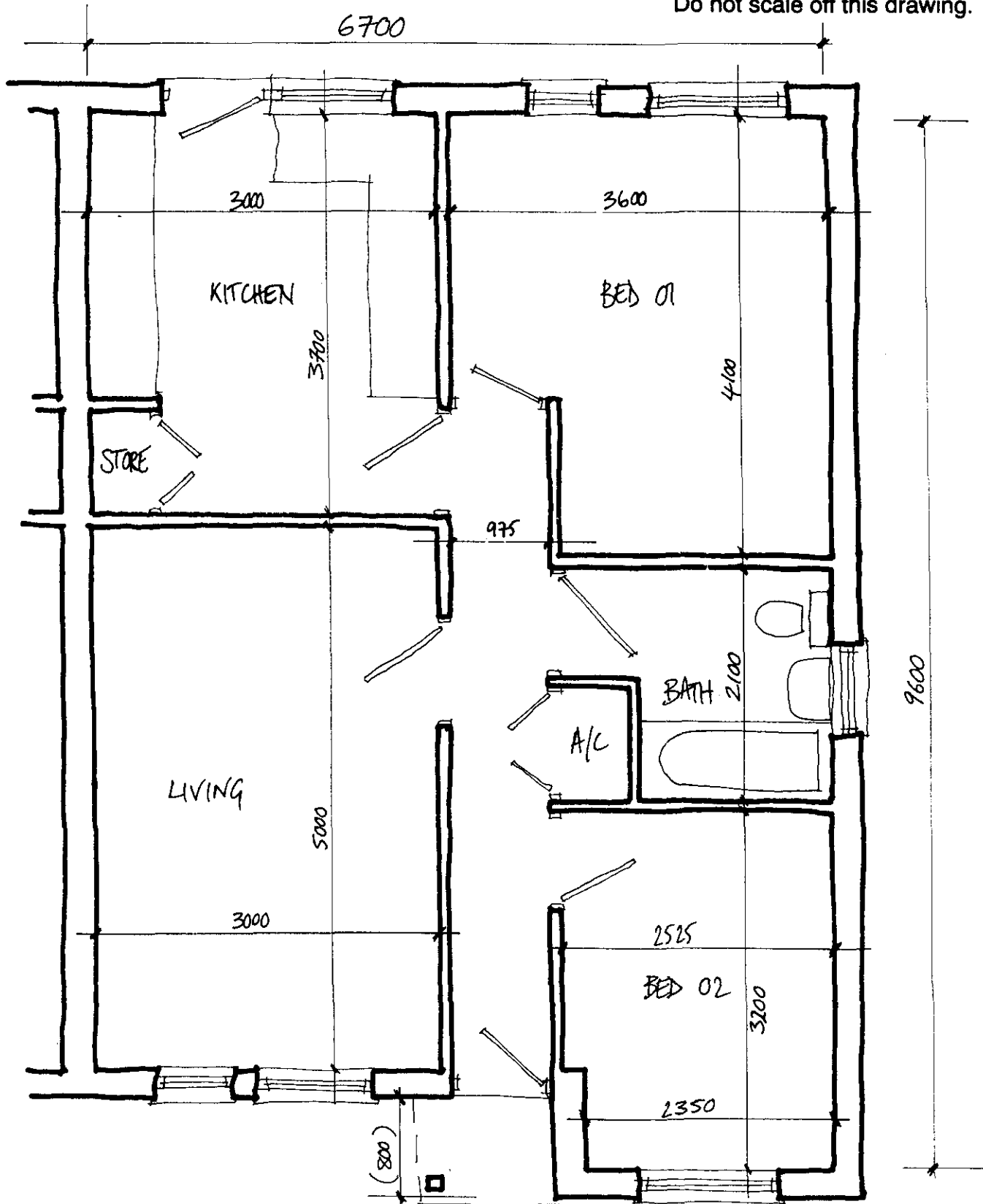
HALLGATE

200% car parking
All but 3 cases within curtilage



Approx Scale 1:500

Do not scale off this drawing.



NB. BATHROOM BECOMES INTERNAL ON MID TERRACE UNITS.

*: GROSS INTERNAL FLOOR AREA $\rightarrow$ 60.85m²

LAYOUT SHOWS
INDICATIVE FENESTRATION.

NB. NOT TO BRICK DIMENSIONS.

 architects landscape architects				Job Title HALLGATE, HOLBEACH				Dwg. Title RENISED NARROW FRONTAGE BUNGALOW				
				Client H&T / LONGHORST								
Job No. N155		Elem.	Dwg. No. 06		Rev.		Scale 1:50		Date MAY 94		Dwn. F.	Chk.
LIVERPOOL 051 708 8944		PRESTON 0772 719996		NOTTINGHAM 0602 500410		SHEFFIELD 0742 398057						

This drawing is protected under the copyright of the Wilkinson Hindle Halsall Lloyd Partnership

DEPARTMENT OF HIGHWAYS AND PLANNING

To: S. Buckle SDC

Planning

Reference.....

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

Provision Document 7 A7 Houghton, Houghton.

With regard to the proposed layout supplied
by the Wilkenson Hault Hault Lloyd Partnership
I would make the following:

(1) The entrance road only needs to be 5m wide
with 1.5m wide footways

(2) The road fronting the majority of plots needs
to be 5m wide with a 1.5m footway fronting
the properties and a 1.5m wide service margin on
the opposite side

(3) A standard turning head is required for
service / delivery vehicles

Date

25/5/94

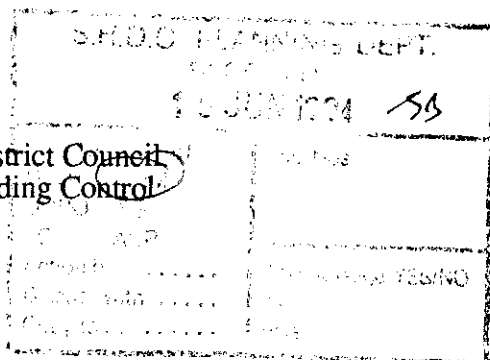
Signed

Director of Highways and Planning

The Wilkinson Hindle
Halsall Lloyd Partnership
56 the ropewalk Nottingham NG15DW

architects
landscape
architects
0602 500410

South Holland District Council
Planning and Building Control
Priory Road
Spalding
Lincolnshire
PE11 2XE



Date : 14th June 1994
Our Ref : APC/N155

For the attention of Mr. J. Blacklock

Dear Sirs,

Re : 17 No. Bungalows, Hallgate, Holbeach, Lincolnshire.

We write with regard to the development proposals for the above site and enclose 2 no copies of the 1:200 scale proposed layout for your formal comment.

We have received from Hall and Tawse a copy of the minutes of the meeting dated Friday 3 June 1994 where obviously a number of issues concerning the site were discussed.

Since the meeting we have had assurance from the Health and Safety Executive that the sulphuric acid and calor gas on the neighbouring site are not considered dangerous but we do acknowledge the need for aesthetic screening and sensitive boundary treatment to this site. This would be resolved in consultation with yourselves.

We note in the minutes that a number of comments regarding the density and layout were raised by yourselves. We ask that you consider the 1:200 scale layout drawing and respond to us formerly with your comments in order that we may discuss the proposals and agree a way forward for the scheme.

As South Holland Housing and Environmental Health Departments are actively involved in the scheme and anxious that we submit a formal planning application as soon as possible, it is imperative we resolve any Planning and Highways issues as soon as possible.

If you have any queries or require further information please do not hesitate to contact us.

Yours faithfully

Angela Crawford

Angela Crawford.

Citeis
Comments please

16/6/94

Partners **cc: Nis Jepson - Hall & Tawse** Derek J Hindle Dip Arch Sheffield RIBA
David J. W. Hindle Dip Arch (Dist) Notts RIBA
William J Halsall BA (Hons) B.Arch (Hons) Epool Architect Dip LA B'ham ALI Geoffrey Lloyd B.Arch (Hons) Epool RIBA
Encls.
Associates Paul A Griffiths B.Arch (Hons) Epool RIBA Robert S Anderson B.Arch (Hons) Epool RIBA James A Cameron Dip Arch DA (Manc) RIBA
Thomas Gibbons Dip LA ALI Adrian Thompson B.Arch (Hons) Epool RIBA Mark Jermy B.Arch (Hons) Nottm RIBA
Anthony Larkin David W Ashworth MBIAT Peter M Phillips MBIAT

Nottingham Fax: 0602 - 509437

Offices at Liverpool, Preston, Sheffield

The Wilkinson Hindle
Halsall Lloyd Partnership,
56 The Rope Walk,
Nottingham.
NG1 5BW.

Mr J Blacklock
JB/LL H09/0718/93
APC/N155
17 Jun 1994

Dear Sir,

ERECTION OF 17 BUNGALOWS - HALLGATE, HOLBEACH, Lincs.

I refer to your letters of 16th May and 14th June 1994 and enclosed plans in relation to the above.

My comments are confined to the revised plans which you have submitted and in respect of which the County Surveyor has supplied me with his views (copy enclosed).

My comments are as follows:-

1. I still have concern at the proximity of plots 8, 9 and 10 to the storage installations at the rear of the site and I would reiterate my view that this area of land should preferably be used as a communal parking area.
2. I would suggest that the parking space on plot 3 be relocated: its relationship with the dwelling on plot 3 is less than satisfactory.
3. I am not sure for whom or what section of the housing market the development has been designed for but if the client is a housing association providing accommodation for the elderly, the suggested parking needs requirements. However, if general family accommodation is required, I consider 200% provision should be made in terms of car parking and clearly there is a shortfall, in this regard, with respect to the layout plan submitted.

DEPARTMENT OF HIGHWAYS AND PLANNING

To: J. Blacklock SHDC

Planning

Reference.....

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

Proposed Buntingfords, Hallgate, Horbenitt

I refer to the letter from The Wilkinson Huello
Halsall Hugel Partnership dated 14th June and
their amended plans

The amended plans are much better than
the original, in order to be acceptable I require
the following:—

(1) Visibility splays of 24m x 90m at the junction
with Hallgate. This may cross plots 6 & 5 marginally

(2) The Housing Courts to be in black paving

(3) A 1m margin is required around the Housing
Courts where there are no footways

(4) 2 extra on-street parking spaces are required

Date

16.6.96

Signed

Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

NOTES OF A MEETING HELD ON FRIDAY 3RD JUNE, 1993

TO DISCUSS THE DEVELOPMENT OF LAND IN HALLGATE, HOLBEACH

(FORMER L.C.C. HIGHWAYS DEPOT)

Present:

Mr. N. Kempster - Longhust Housing Association
Mr. N. Jepson - Hall and Tawse Partnership
Mr. J. Chapman - South Holland District Council - Environmental Services
Mr. C. Reddin - South Holland District Council - Housing and Property Services
Mr. G. Gillion - South Holland District Council - Housing and Property Services

1. Apologies for Absence

Apologies for absence were received from Mr. John Blacklock of the Planning Department.

Mr. Reddin asked Mr. Chapman to comment on the sketch plans received prior to the meeting.

Mr. Chapman expressed his concerns regarding the adjacent industrial site where sulphuric acid and calor gas was stored adjacent to the south east corner of the proposed development.

He explained that the site was occupied by Neils who were a Company specialising in crop spraying.

Mr. Chapman indicated that when the site was granted Deemed Dwelling Consent by Lincolnshire County Council that the initial comments made by South Holland District Council were that the frontage development was satisfactory, however, that the rear should be devoted to light industrial use and that the problems with chemical and gas storage and the fact that a helicopter landing pad existed on the site were major problems which face any proposal for the site.

Mr. Chapman indicated that some screening would have to be provided and given that the existing storage tanks were at least three metres high, this was going to cause some problems.

Mr. Chapman explained the necessity for the developers to contact the Health and Safety Executive (Mr. Bob Hadway)

regarding any legislation/recommendation which should be taken on board with regard to chemical/gas storage tanks and development in close proximity.

Mr. Chapman went on to suggest some possible solutions which may ultimately assist any development. These suggestions were as follows:-

1. Could the dwellings be used as buffers?
2. Substantial screening/walls should be provided between the Neils site and this proposed development.

The screening should comprise a combination of walls or close boarded fences.

3. Any amenity areas should be provided at the rear of dwellings away from the boundaries discussed.

Mr. Chapman suggested several other solutions in a general discussion which ensued.

Mr. Jepson accepted the need for this adequate screening to be provided.

Mr. Reddin asked how initial discussions had been resolved with regard to the culvert under the site.

Mr. Jepson indicated that initial discussions were very helpful. Mr. Reddin indicated the need to confirm all dealings with Anglian Water in writing as the the culvert could prove to be a major obstacle to any development.

Mr. Reddin asked what proposals there were for disposal of surface water from the site bearing in mind the current difficulties being experienced from other sites not so far distant and the fact that there are problems with regard to surface water disposal in that area generally.

Mr. Jepson indicated that Anglian Water had approved disposal of surface water to the culvert.

Mr. Jepson asked Mr. Chapman if they could take on board all Health and Safety recommendations and would they be happy with this proposal.

Mr. Chapman indicated that it was not up to South Holland District Council to approve or otherwise but that they would advise of the incompatibility of any development in close proximity to the adjacent industrial site occupied by Neils.

Mr. Chapman indicated that any proposal would have to show clearly that all the points he had raised had been considered and allowance be made to resolve any problems.

He indicated that if problems should arise in future and all matters had been considered carefully and the site developed and designed accordingly, then the Authority could show that it had taken a responsible attitude and looked and made provision for a possible private action against the Company occupying the adjacent site. After all we, as an Authority have to protect existing businesses adjacent to the site.

Mr. Jepson indicated that they had tried to maximise the density to 17 single storey units and that he acknowledges the problems but "solutions" have a price attached.

Mr. Reddin asked if the developers had consulted with Lincolnshire County Council regarding the roads etc. Mr. Jepson indicated that the development was to the Lincolnshire County Council's Highways Department's requirements and to an adoptable standard.

NOTE: Mr. Reddin later found out that this was not the case. See note from the Lincolnshire County Council attached to rear.

Mr. Reddin asked Mr. Kempster of his proposed programme for development of the site. Mr. Kempster said that it was the intention to start work on the site in September, 1994, if possible. Therefore, it was concluded that a realistic deadline for Planning Approval would be 24th August, 1994.

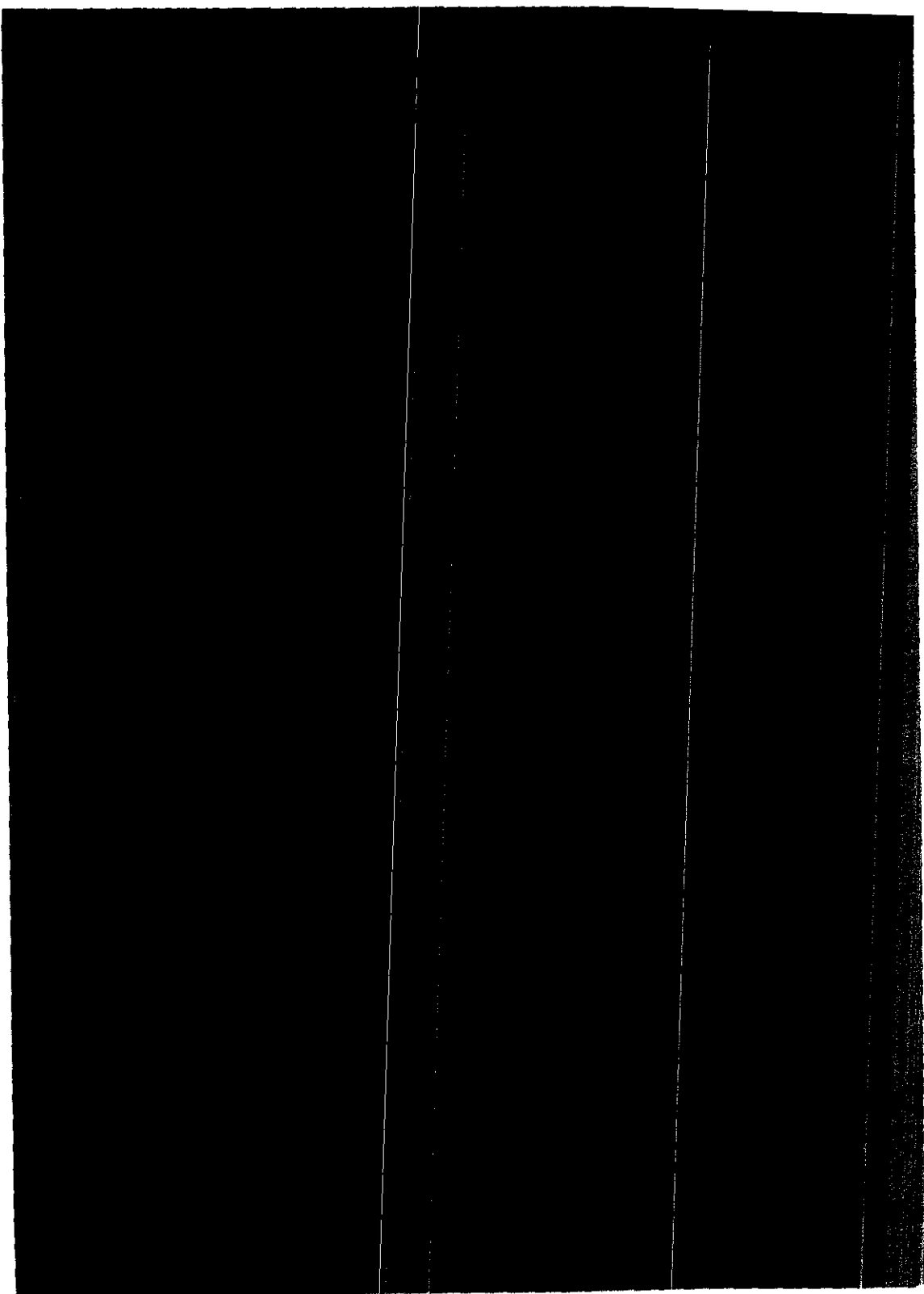
Mr. Gillion asked if the helicopter landing pad on the adjacent site had approval. Mr. Chapman said, yes that it had and the flight path was from the west of the site.

CONCLUSION: Mr. Jepson agreed to take on board Mr. Chapman's comments and consult with the Health and Safety Executive as a matter of urgency and Mr. Reddin, once again, recommended caution with regard to the culvert on the site and any development adjacent, or over it, and also with regard to the surface water disposal.

Following the meeting, Mr. Reddin consulted Mr. John Blacklock of the Planning Department who raised concerns regarding the following matters:-

1. There is no need for the roads to penetrate the site as they do.
2. The South East part of the site should be set aside for parking.
3. The density should be reduced.

Mr. Blacklock indicated that he had been sent a copy of the plans for his comments directly and that he would reply under separate cover formally.



South Holland District Council
Planning and Building Control
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mr J. Blacklock

Date: 16th May 1994
Our Ref: APC/N155

S.H.D.C. PLANNING DEPT
RECEIVED
17 MAY 1994

APPC/155
APC/155
APC/155

Dear Sirs,

Re : Hallgate, Holbeach, Lincolnshire.

With regard to the above and a recent telephone conversation with your office we write to enclose for your consideration and preliminary comments 2 No copies of our drawings N155 Sk05A and the site as existing.

The layout shows 17 No. 2bed/4 person bungalows which are to be category 1 accommodation. We propose 100% within curtilage parking with additional visitors parking either within curtilage or off-street. Gardens to the front of the bungalows are to be common to all to be maintained by Longhurst Housing Association. It would be our intention to construct all the Highway to adoptable standards.

We would be grateful at this stage for your comments with general regard to the scheme, highways and parking.

We look forward to discussing the proposals and receiving your comments at the earliest possible time.

Please do not hesitate to contact ourselves if you have any queries .

Yours faithfully

Angela Crawford.
Angela Crawford.

cc: Nic Jepson - Hall & Tawse

Encls.

Chris
your comments
please

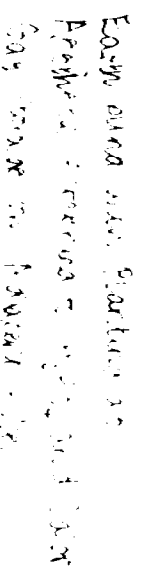
23/5

Partners David J Wilkinson Dip Arch (Dist) Nottm RIBA Derek J Hindle Dip Arch Sheffield RIBA
William J Halsall BA (Hons) B.Arch (Hons) Epool Architect Dip LA B'ham ALI Geoffrey Lloyd B.Arch (Hons) Epool RIBA

Associates Paul A Griffiths B.Arch (Hons) Epool RIBA Robert S Anderson B.Arch (Hons) Epool RIBA James A Cameron Dip Arch DA (Manc) RIBA
Thomas Gibbons Dip LA ALI Adrian Thompson B.Arch (Hons) Epool RIBA Mark Jermy B.Arch (Hons) Nottm RIBA
Anthony Larkin David W Ashworth MBLAT Peter M Phillips MBLAT

Nottingham Fax: 0602 509437

Offices at Liverpool, Preston, Sheffield



No.	Revision	Date
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HALF

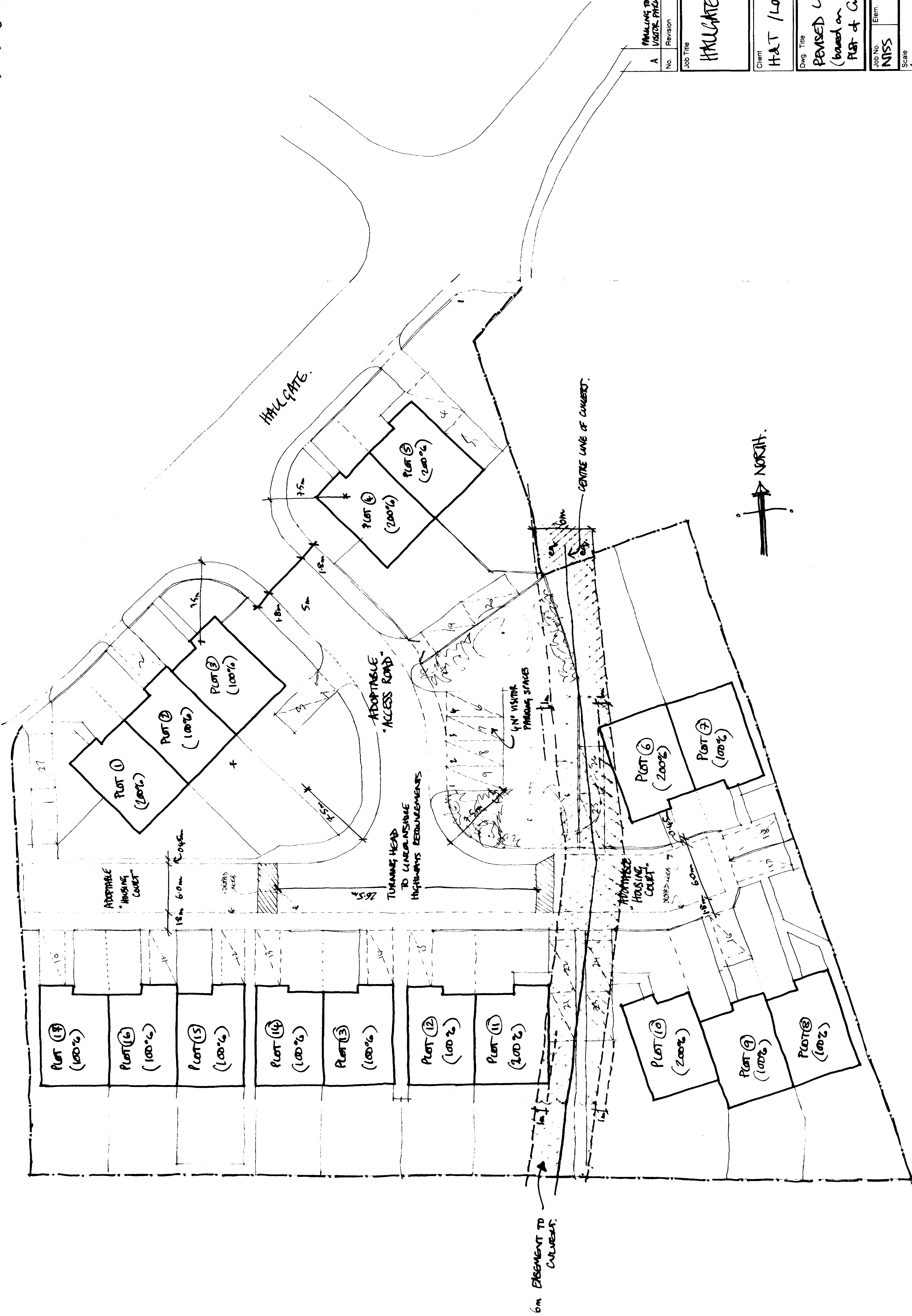
Client
HAT / LONGHORN

Dwg. Title

PERISED WITHOUT
(based on Jones's Price
List of Current position

Job No.	Elem.	Dwg. No.	Rev.
NSS		07	8
Scale	Date	Dwn.	Check
1:200	MMY94	F	

15
32
45
69.5



No.	Revision	Date
A	MAILING TO PLOT 4 & 5 VISITOR PARKING AMENDED	13-05-74

Job Title
HALLGATE

Client
HAT / LONGHEDST.

Dwg. Title
REVISED LAYOUT
(based on James Price
Plot of Culverthorpe)

Job No.	Elem.	Dwg. No.	Rev.
N155		07	A
Scale	Date	Drawn	Check
1:200	14/9/74	F	

The Wilkinson Hindle
Halsall Partnership

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(051 708 8944 (0772 719496

NOTTINGHAM ● ○ SHEFFIELD
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architects, landscape architects

SHDC PLANNING DEPT.
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15 JUN 1974

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