SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0752/93 Received:09-SEP-93 Type:FULL

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking
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, before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 Before the access road is commenced to be used, the visibility splays as

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)

shown on Drawing RMB/2448/3(D) shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved 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.

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 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.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 30 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

10 A minimum of 20 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied. Such spaces shall be provided in the area shown in yellow on the attached plan in materials to be approved in writing by the Local Planning Authority.

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

11 Before the proposed dwellings are occupied, the footway, (as shown on Drawing no: RMB/2448/3(D) shall be provided in accordance with details to be approved by the Local Planning Authority.

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

12 The development shall not be commenced until an investigation and assessment of ground conditions has been carried to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to the satisfaction of the Local Planning Authority prior to the occupation of any of the flats hereby approved.

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

13 Before the occupation of the dwellings hereby approved, a fence of a height no less than 1.8 metres and constructed of materials to be agreed in writing with the Local Planning Authority, shall be erected in the position shown in green on the enclosed plan to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by Drawing no: RMB/2448/3(D) received by the Local Planning Authority on 1 October, 1993.

Director of Planning and Building Control Services
01-NOV-93 H09/0752/93

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. H09|0752|93

Date Registered 04 AUG 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 CONVERSION OF SPORTS COMPLEX TO 15 FLATS INCLUDING VEHICULAR ACCESS AND PARKING.

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1,800.00 If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date 8th September 1993.

Previous application No H09/1620/88.

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:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	0.268	hectares
B. If building works are proposed, please state extra floor space to be created:	210	sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	EXISTING RED BRICK. SEE ELEVATIONS.	
E. Please state type and colour of roofing materials.		
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.

SPORTS COMPLEX & PLANNING PERMISSION EXISTS FOR CONVERSION TO FLATS.

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?		PARKING SPACES.

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	TO BRICK PITS DRAIN VIA ADJOINING PONDS AND PETROL INTERCEPTOR.
C. Please state whether a land drain will be affected	
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	
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 H09/1620/88

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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.

X Owner's Name: HOLBEACH PARISH COUNCIL

Address of owner at which notice was served:

2 SPALDING ROAD,
HOLBEACH.

State Date notice served:

8th September 1993.

Signed ..... Poddingtons (~~Applicant~~ / Agent) Date 8th Sept. '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.

X or

Signed ..... Poddingtons (~~Applicant~~ / Agent) Date 8th Sept '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 :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H09/0752/9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer John Blankley

Senior Officer Confirmed ..... JJ Date 3/9...

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No P3234

Date first Rec'd 04 AUG 1993

Registration

Reference H09/0752/93

Cross-Ref R

Date 5/8/93

Validation

TYPE FULL

Site area

No of dwellings

Floorspace 2105sq mts

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

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

Fees — Correct fee £~~none~~ 1800. — Nil fee ☐ — Discounted ☐ — Previous app – ref: 1620/88 Type of app Reason:

Additional £ 1800 — Refund £ — Receipt No P3234 Date — Voucher No Date

Information

Index sheet 170 — OS Plots

Grid ref 5 36200 3 24650

Ward S — Parish HARROW

Inside IBD YES — Inside LP area NO

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 –

HAZ Site ☐

AIR Safeguard ☐

LIN Elect ☐

PIP Pipe ☐

CON Waste/contamin ☐

Linked to site — Ref 1636 — Dist Bound ☐

Linked to property — Ref — Other: ☐

Planning Records:

Earlier apps

1093/73

603/93

1091/91 — 801/93

1090/90 — 1620/88

1256/90 — 3148/82

1161/90 — 3153/53

1459/91

1037/92

1220/93

B Reg Records:

Already submitted – Ref:

Request needed

Requested

BRIAN SMITH Dip 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

H09/0752/93

FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856 R M Boor

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane
Holbeach
Spalding
Lincs

26/11/93

Valid date:	09-SEP-93	Terminal date:	~~04~~-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	16-SEP-93	Report deadline:	12-OCT-93
Inspected by	23-SEP-93	Agreed TD Ext:	26-NOV-93
Extra contacts	30-SEP-93	Case Officer:	
Report if not clear by 14-OCT-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 15 DWE
Category: Change of use only
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		21-SEP-93	12-OCT-93	
Clerk to Holbeach PC	0406 26739	06-OCT-93	20-OCT-93	NOTIFIED OF AMENDED PLAN
Cllr N I Capes	0406 23830	06-OCT-93	13-OCT-93	
Cllr T G M Tyler	0406 22285	06-OCT-93	13-OCT-93	
Cllr D S Venni		06-OCT-93	13-OCT-93	

SITE RECORD

Grid ref: 536200 324680
OS Sheet: 170 Parcel:

L.C.C. OS Attached for CB

BRIAN SMITH Dip .. MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0752/93
FULL

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Size: 15 DWE
Category: Change of use only
Listed building: Other Constraints:
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Clerk to Holbeach PC	0406 26739	15-SEP-93	29-SEP-93
Cllr N I Capes	0406 23830	15-SEP-93	22-SEP-93
Cllr T G M Tyler	0406 22285	15-SEP-93	22-SEP-93
Cllr D S Venni		15-SEP-93	22-SEP-93

SITE RECORD

Grid ref: 536200 324680
OS Sheet: 170 Parcel:

L.C.C. - Obs Attached JEC 23/9/93.

APPLICATION REFERENCE: H09/0752/93 DATE RECEIVED: 09-SEP-93

TYPE: Full

DESCRIPTION: Convert Sports Complex into 15 flats, including vehicular access and parking

LOCATION: Fishpond Lane, Holbeach

APPLICANT: Mr I B McEwan AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Objections to proposed development.

SOUTH HOLLAND DISTRICT COUNCIL
RECEIVED Planning Section
Date 2.11.93

RECOMMENDATION

Grant permission.

COMMENTS

1 The application relates to a revised design for the conversion of the Sports Complex into 15 flats, including access and parking.

2 Full planning permission (ref: H09/1620/88) was granted in January, 1989 for the conversion of the Sports Complex into 15 flats (and also a new block of 6 flats) with access and parking.

3 The revised design is considered to be a substantial improvement on that originally approved.

4 The car parking arrangements are satisfactory as is the vehicular access. In the latter respect, the arrangements are the same as those approved under the previous permission.

REPRESENTATIONS

Parish Council: Concerned at traffic problems on this narrow street.

Ward Member: (Councillor Venni)

I am seriously concerned at the impact of this intensive development with both pedestrian and vehicular traffic increased on to a very narrow road with no footpath to the north of that road and that on the south so narrow that prams have to use the road. If granted there should be a major road improvement BEFORE development takes place.

County Highways: No objections, subject to conditions.

SCHEDULE OF CONDITIONS

1 SC12 (Materials).

2 SC21 (Landscaping scheme)...Notwithstanding the details shown on the approved plan...

3 SC27 (Implementation of planting).

4 Before the access road is commenced to be used, the visibility splays as shown on Drawing RMB/2448/3(D) shall be provided to the satisfaction of the Local Planning Authority.
Reason: In the interests of highway safety.

5 C2 (Road completion).

6 C2(a) (Road construction).

7 C3 (Surface water run-off).

8 C4 (Construction of estate road junction)...30 metres.

9 A minimum of 20 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied. Such spaces shall be provided in the area shown in yellow on the attached plan in materials to be approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and residential amenity.

10 Before the proposed dwellings are occupied, the footway, (as shown on Drawing no: RMB/2448/3(D)) shall be provided in accordance with details to be approved by the Local Planning Authority.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also for future occupiers.

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

12 Before the occupation of the dwellings hereby approved, a fence of a height no less than 1.8 metres and constructed of materials to be agreed in writing with the Local Planning Authority, shall be erected in the position shown in green on the enclosed plan to the satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity.

Note

1 SN1 (amended plans)...Drawing no: RMB/2448/3(D) received by the Local Planning Authority on 1 October, 1993.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pl[illegible] & Building Control Department,
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SOUTH HOLLAND DISTRICT COUNCIL

LATE CORR. ITEM No. 13(c)

Application no: H09/0752/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 09-SEP-93

06-OCT-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 20-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
13 OCT 1993

BRIAN S TH 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: H09/0752/93

Applicant: Mr I B McEwan
47 Station Road
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Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Amendment: Amend visibility splay
(Drawing no: RMB-2448-3 REV. D)

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

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? Dev objectives paramount?	Yes/No	Yes/No
	Authorised to proceed	.....	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC ✓
WM COUNCILLOR VENN
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

PLANNING AMENDMENT

For office use only
Application No. H09/752/93
Date registered 01 OCT 1993
Case Officer DGS

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 (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

H09-0752-93

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 R ..... PODDINGTONS Date 1-10-93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED CONVERSION OF SPORTS COMPLEX TO 15 FLATS INC' VEHICULAR ACCESS & PARKING.

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

R-13-2448-3 REV D

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

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: H09/0752/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 09-SEP-93

15-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 29-SEP-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

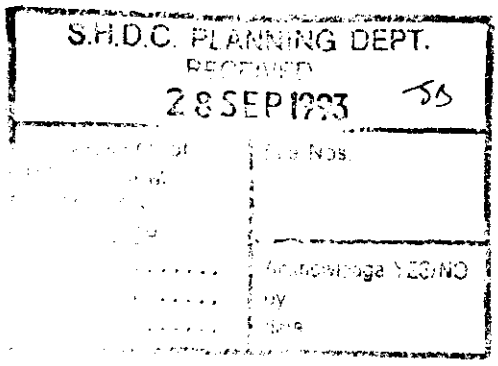
FOR PARISH COUNCIL USE ONLY

Comments:

The Council remains concerned re traffic problems in this narrow street

Signed:

M F Jordy

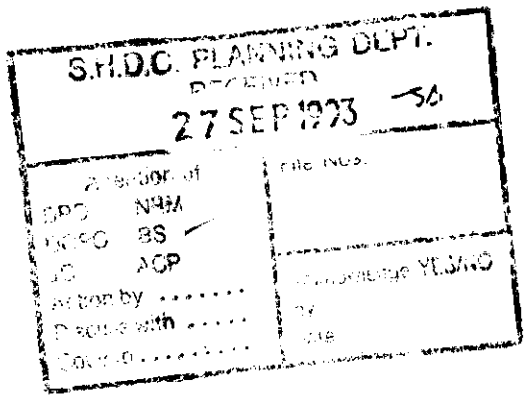


Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992



Our ref
SH/930108
Your ref
H09/0752/93

22 September 1993

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

Dear Sir,

Proposal : Convert sports complex into flats
Location : Fishpond Lane, Holbeach, Spalding
Applicant: Mr I B McEwan

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

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

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

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

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

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.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

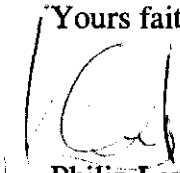
cont'd

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

22 September 1993

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,



Philip Laws
Customer Services Manager

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0752/93

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	6	2	2	4	6

2. Address or location

Fishpond Lane, Horbeach

3. Name, classification and number of road

U/C

4. Date application referred 23-9-93

5. State whether outline, detailed application etc.

Full

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

Convert Sports Complex into 15 Flats.

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 10~~b as shown overleaf~~.

Date: 23-9-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:— As per amended plan

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) C2

(2) C3

(3) C4 ---- 30m

(4) C2(a)

Delete as appropriate

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

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

(1) C2

(2) C3

(3) C4

(4) C2(a)

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

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: H09/0752/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 09-SEP-93

15-SEP-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 J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 22-SEP-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

See H09/0753/93 & Any
remarks.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 SEP 1993
Attention of
DPO NRM
DoPO BS
JC ACP
File No.

Signed:

16.9.93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0752/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert Sports Complex into 15 flats, including vehicular access and parking

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Type: FULL

Date received: 04-AUG-93

05-AUG-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:

SOUTH HOLLAND D.C.
REF Valid.

Please complete ownership certificate.

A fee of £1800.00 is payable.

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

H Lowe
Principal Administrative Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3234
Date received : 09-SEP-93

Received from

Holbeach Asphalte Co. Ltd.

Address

Fishpond Lane
Holbeach
Spalding

Fee paid	£ 1800.00
VAT	£ 0.00
Total received	£ 1800.00

Cash/Cheque : Cheque

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

Peddingtons
43 Double Street
Spalding
Lincolnshire
PE11 2AA

A C Pickering

ACP/SJS H09/0752/93
H09/0753/93
TAP/LJA

1 September 1993

Dear Sirs

Conversion of squash courts to flats - Fishpond Lane, Holbeach

I refer to your letter of 19 August 1993.

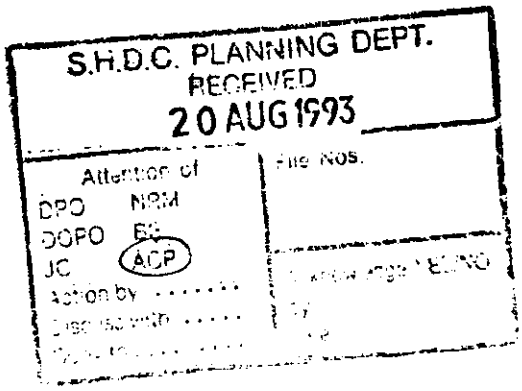
There are two aspects to the question you raise. One is that the amended design has been judged to be a material change, and therefore can only be approved through a formal application for planning permission. The second is that the new application requires a fee to be submitted.

Amendments to design, all other things being equal, can in some cases be submitted as new applications, but not require a fee. Unfortunately this case is not one of those primarily because the second 1990 application (which resulted in the permission) was itself a "re-run" following a refusal earlier in the year. Only one free submission is allowed for each case.

We note the points you make regarding the improvement, but there is no alternative as far as payment of the fees for these applications is concerned.

Yours faithfully

A C Pickering
Principal Administrative Officer



PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 19th August 1993.

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

Dear Sirs,

CONVERSION OF SQUASH COURTS & SPORTS COMPLEX TO FLATS AT FISHPOND LANE, HOLBEACH, SPALDING, LINCS, FOR: MR. I. B. McEWAN.

APPLICATION REFERENCES NOS. H09/0753/93 & H09/0752/93.

My Client has asked me to write regarding the statutory Planning fee requested in respect of the above amended applications.

Mr. McEwan feels that the amendments as now proposed do not make any change to the original concept of the conversion works, and should not therefore involve the Local Authority in any further consultations.

Having just recently aquired further land adjacent to the application site, my Client felt that it was an ideal opportunity to amend the original elevations of the conversions (phase 2 & 3) to blend in with proposals for the new site (phase 4).

We all feel that the proposed combination of elevations is far superior to those as originally applied for and will be a far greater asset to that part of Holbeach and the community in general.

Mr. McEwan therefore requests that you might re-consider if an additional fee is in fact required.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

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

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 26th October, 1993.

PRESENT

Councillors:

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

Mr. T. Barker	Mr. J.A. Dobney	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. N.H. Pepper
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. W.D. Skells
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. M.C. White
Mrs. D.F. Davies	Mr. B.A. Paul	

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

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, E.N. Davies, M.S.L. Rollinson and D.A. Tennant.

702. MINUTES

The Minutes of the meeting held on 6th October, 1993 were signed by the Chairman as a correct record, subject to the inclusion of the name of Councillor Mrs. P.J. Buffham within the list of those tendering apologies for absence and the deletion of reference to the Chief Executive in the list of officers.

703. PLANNING APPLICATIONS

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

RESOLVED:

(a) Applications Granted

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

Plan. No and Applicant	Proposal
H14/0641/93 Rose Cottage Nursery and Aquatic Centre	Restaurant and toilet facilities at Glenside North, Pinchbeck.
H09/0752/93 Mr I B McEwan	Convert Sports Complex into 15 flats, including vehicular access and parking at Fishpond Lane, Holbeach.

(It was reported that the Parish Council had now indicated its support for the application.)

1800 mm HIGH CLOSE BOARDED TIMBER FENCE

BIN ENCLOSURE AS SIMILARLY AS BELOW

AMORPHOUS

BIN STORE HIGH BRICK

DENSE SHR

ROAD & TUR IN BRICK

PARKING B RETAINDER BE IN MA

CONVERSION PREVIOUS PLANNING

EXISTING BOU

CONVERSION FLATS PREVIOU HO9-1256-90

ACCESS AS P HO9-1620-8

PROPOSED LOW LAUREL HEDGE

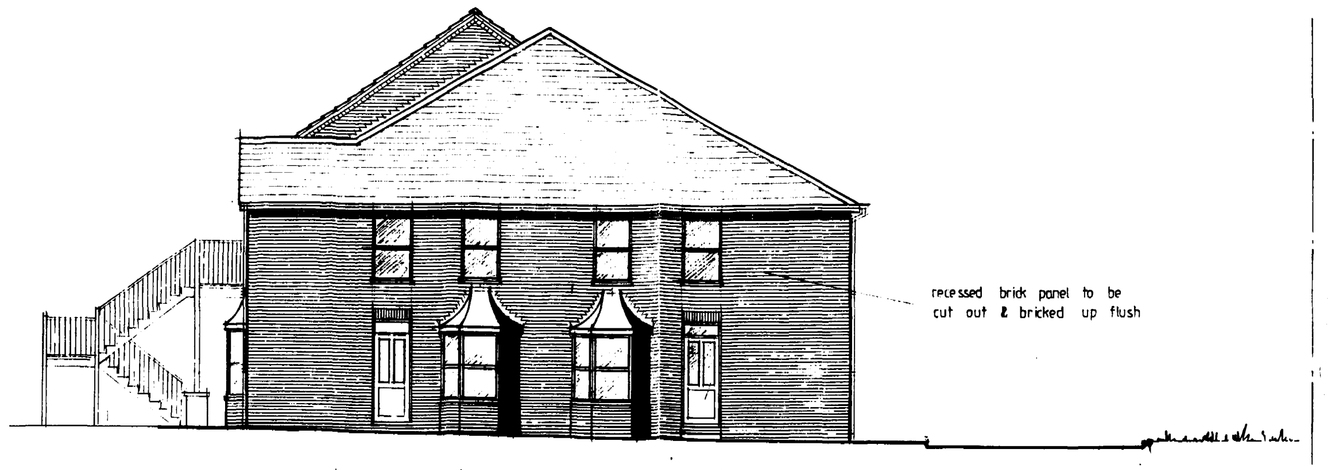
BALCONY

BALCONY

1800 mm HIGH CLOSE BOARDED TIMBER FENCE

FISHPOND LANE

SITE PLAN 1-200



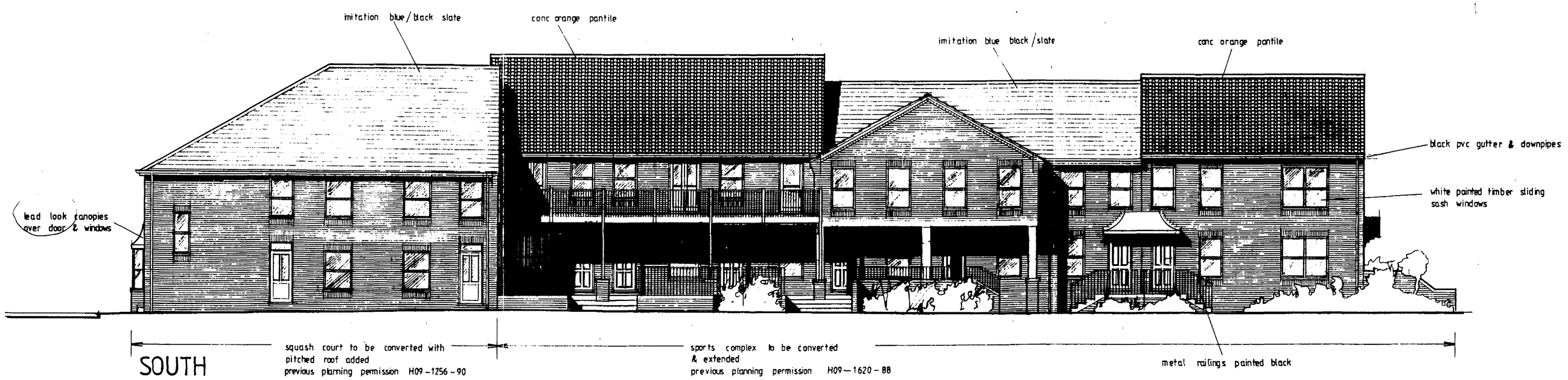
WEST



EAST



NORTH



SOUTH

squash court to be converted with
pitched roof added
previous planning permission H09-1256-90

sports complex to be converted
& extended
previous planning permission H09-1620-88

SOUTH MIDLAND D.C.
PLAN DEPT.
04 AUG 1993
REF. 0352/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	11.6.93	RJS	
B	28.7.93	RJS	WINDOWS TO FRONT AMENDED TO A
			ACTUAL ELEVATION TO SQUASH
			COURT SOUTH SIDE

PODDINGTONS

Architectural Design Consultants

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

project

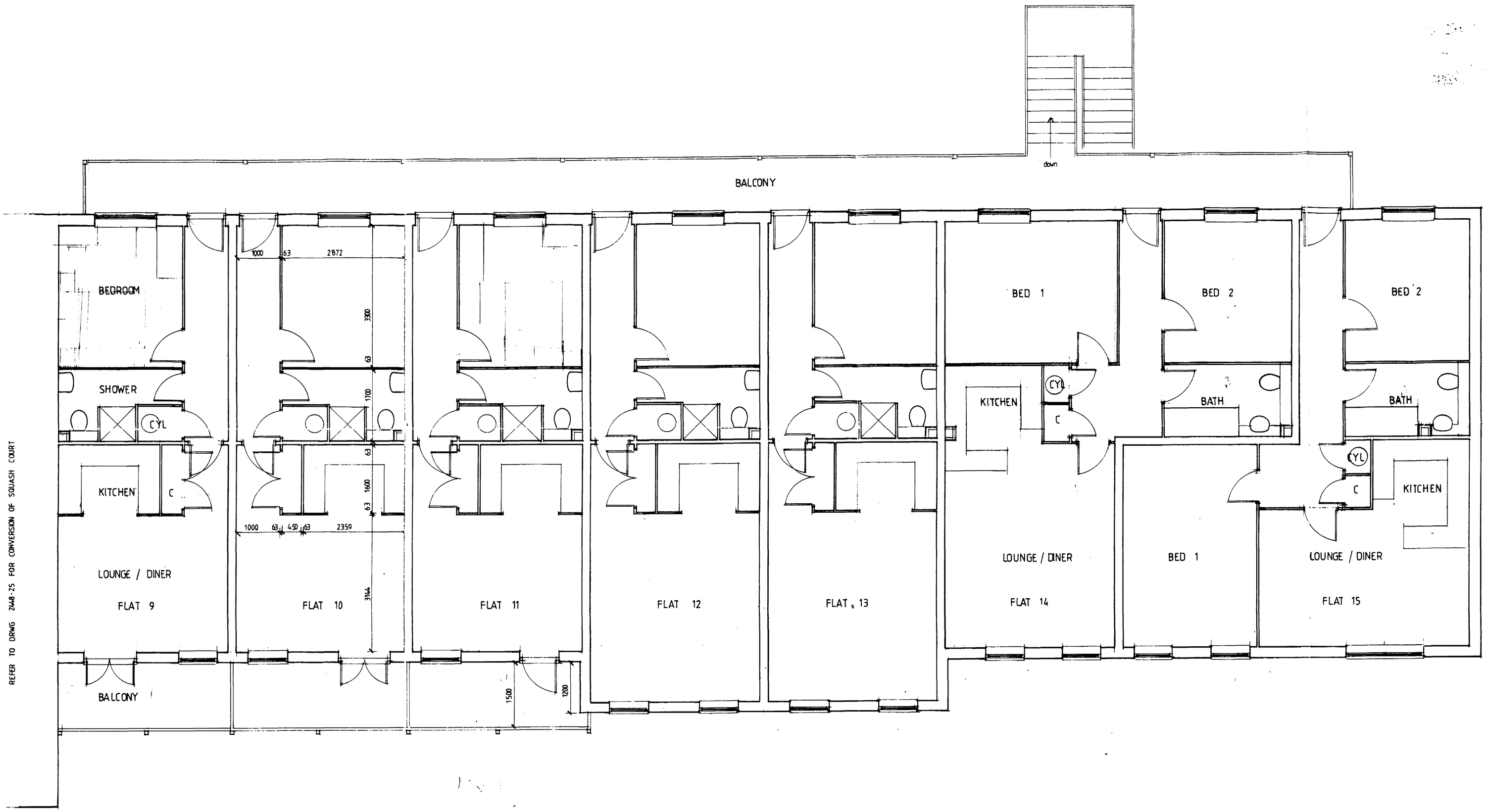
MR I. B. McEWAN.
FISHPOND LANE, HOLBEACH.
PROPOSED CONVERSION OF SQUASH COURT
& SPORTS COMPLEX TO FLATS

drawing

ELEVATIONS

scale	drawing no.
1-100	RMB-2448-20
	A/B
MAY 93	checked

REFER TO DRWG 2448-25 FOR CONVERSION OF SQUASH COURT



FLAT 9 10 & 11	39·2m²	422ft²	plus balcony
FLAT 12 & 13	43·9m²	473 ft²	
FLAT 14	59·9m²	645 ft²	
FLAT 15	58·3m²	627 ft²	

SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF S/52/93

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

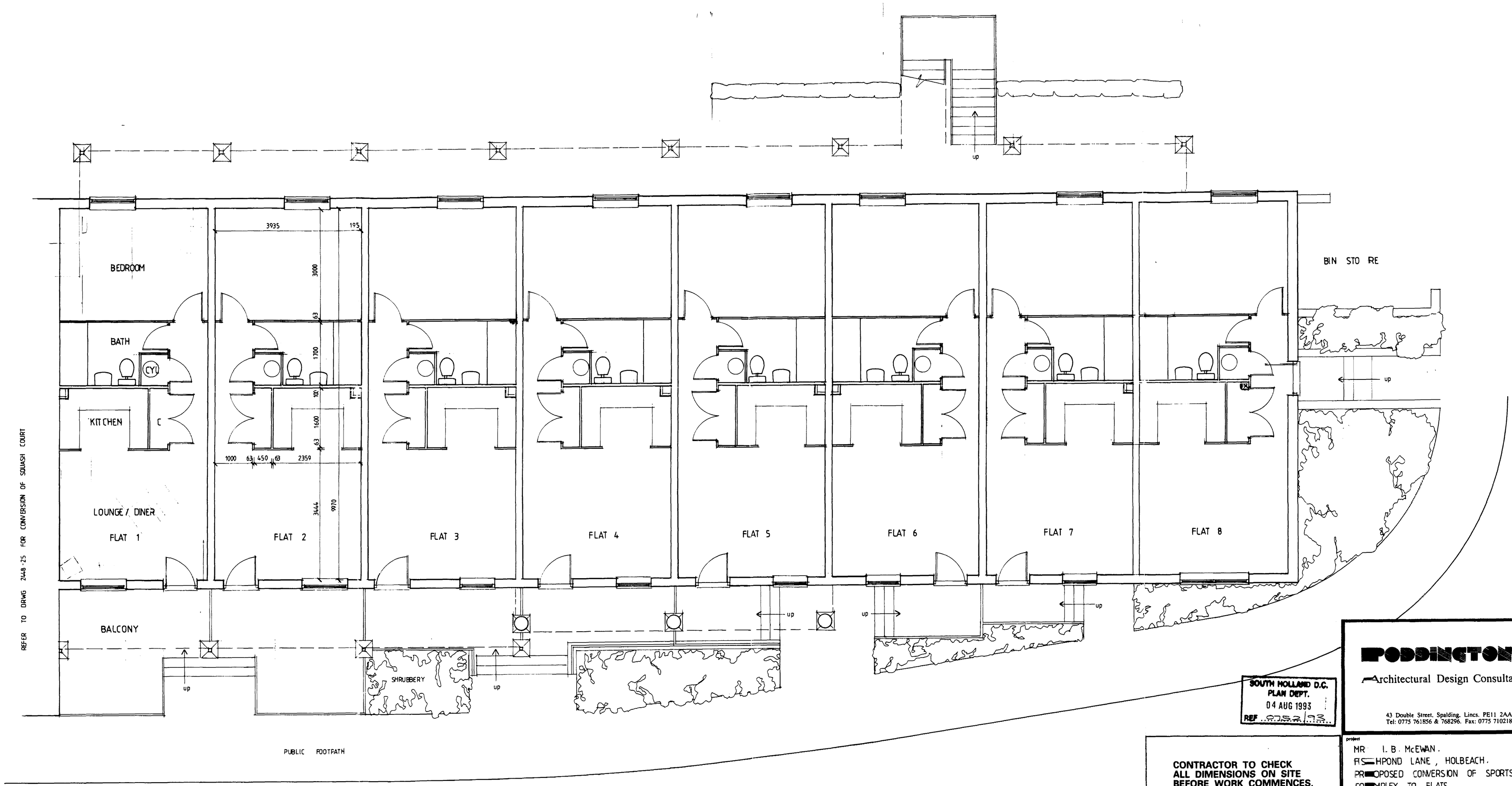
MR I. B. McEWAN.
FISHPOND LANE, HOLBEACH.
PROPOSED CONVERSION OF SPORTS COMPLEX TO FLATS

drawing

FIRST FLOOR PLAN

scale	drawing no.
1-50	RMB-2448-21
MAY 93	checked

REFER TO DRWG 2448-25 FOR CONVERSION OF SQUASH COURT



SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF S/52/93

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 CONVERSION OF SPORTS COMPLEX TO FLATS

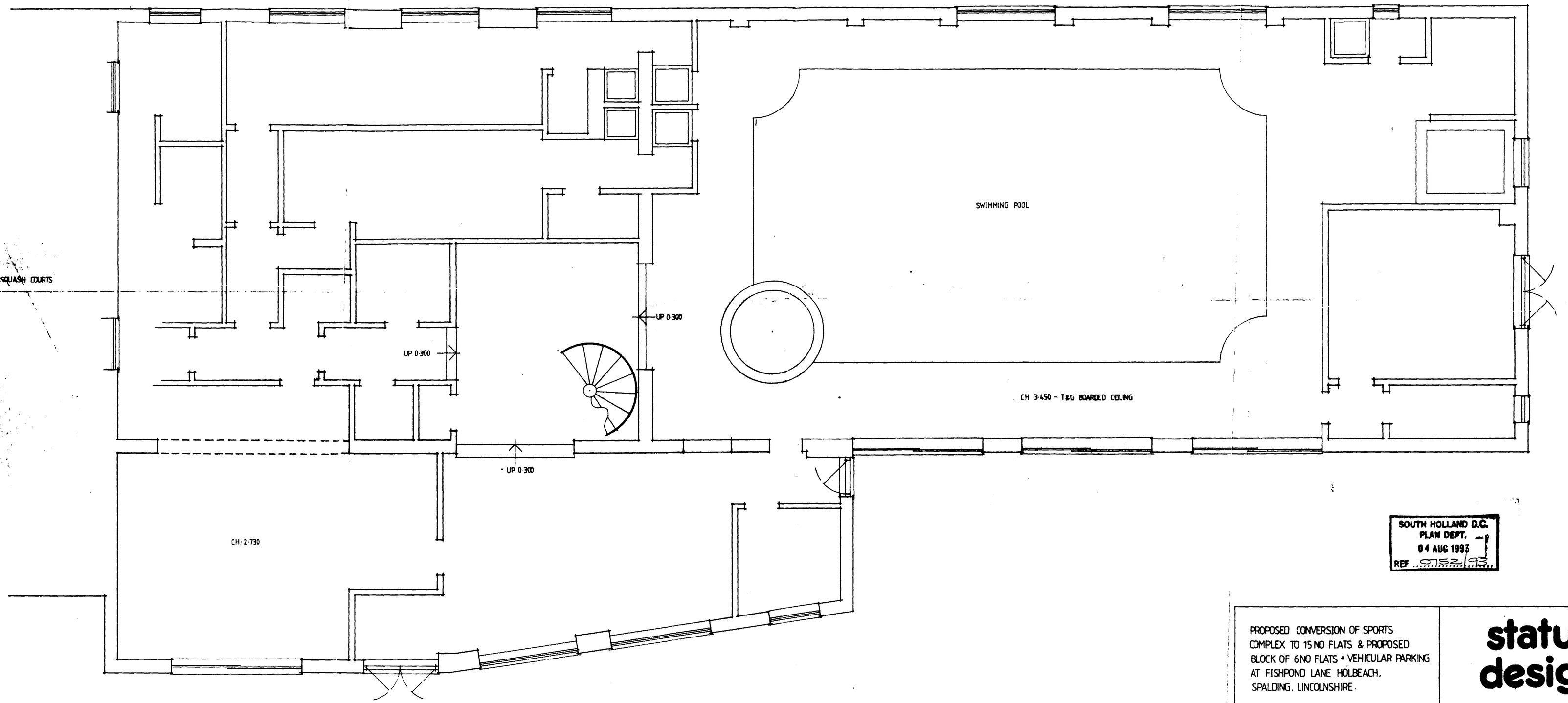
drawing
GROUND FLOOR PLAN
39·2m² (422 ft²) per flat

scale
1-50

drawing no.
RMB 2448-22

MAY 93

checked



SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF. 0952/93

GROUND FLOOR AS EXISTING.

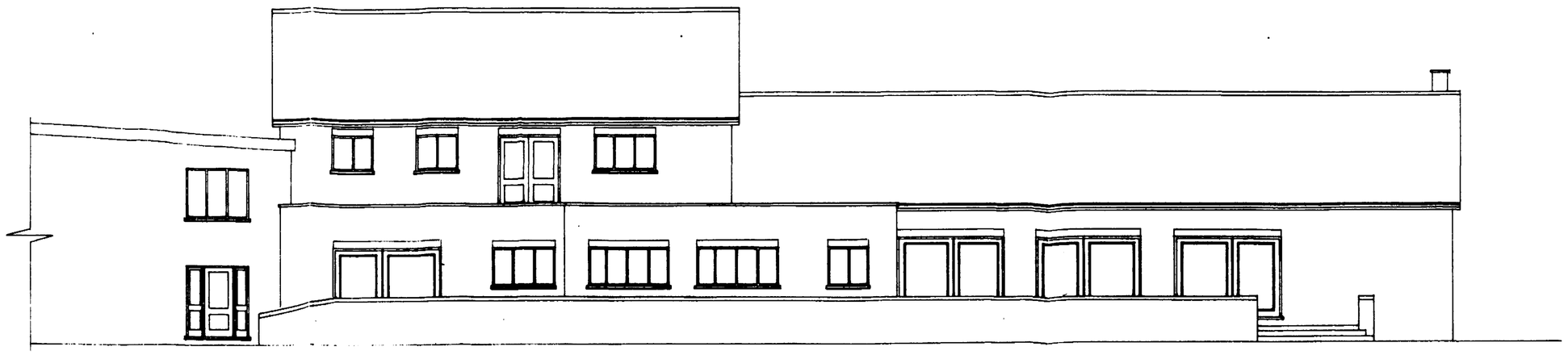
PROPOSED CONVERSION OF SPORTS COMPLEX TO 15 NO FLATS & PROPOSED BLOCK OF 6 NO FLATS + VEHICULAR PARKING AT FISHPOND LANE HOLBEACH, SPALDING, LINCOLNSHIRE.

CLIENT: MR. B. Mc. EWAN.

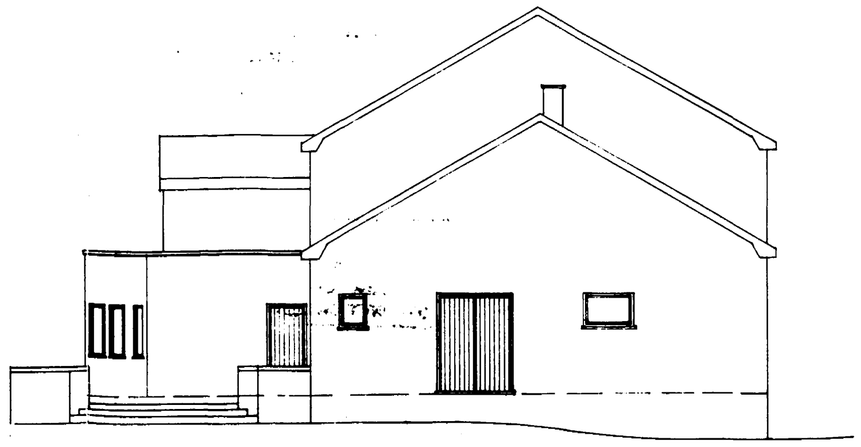
1:50	771262/2
SEPTEMBER 1988	J. CRUNKHORN.

status design
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

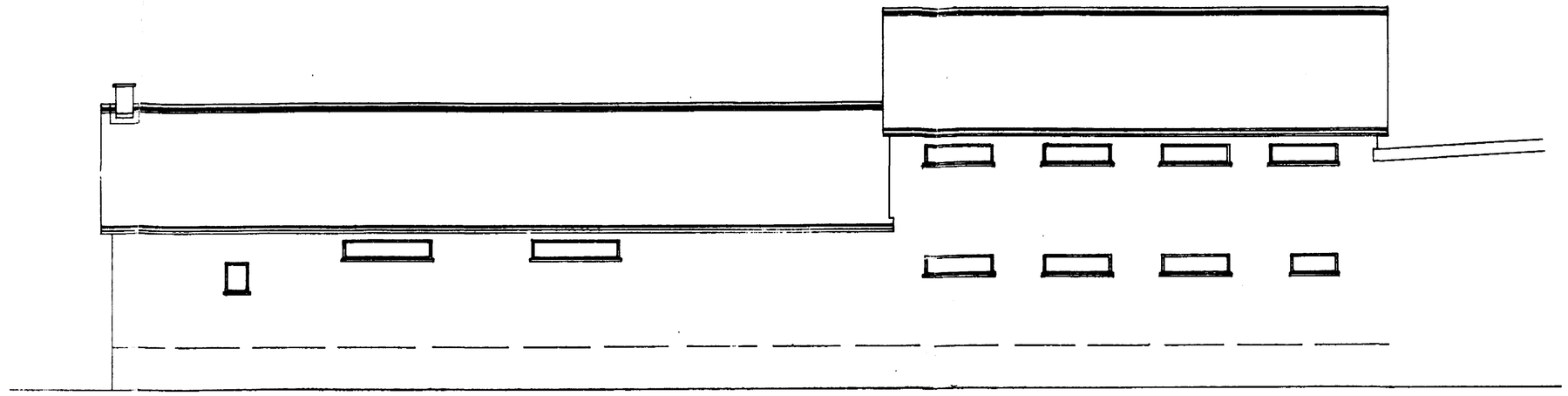
P2



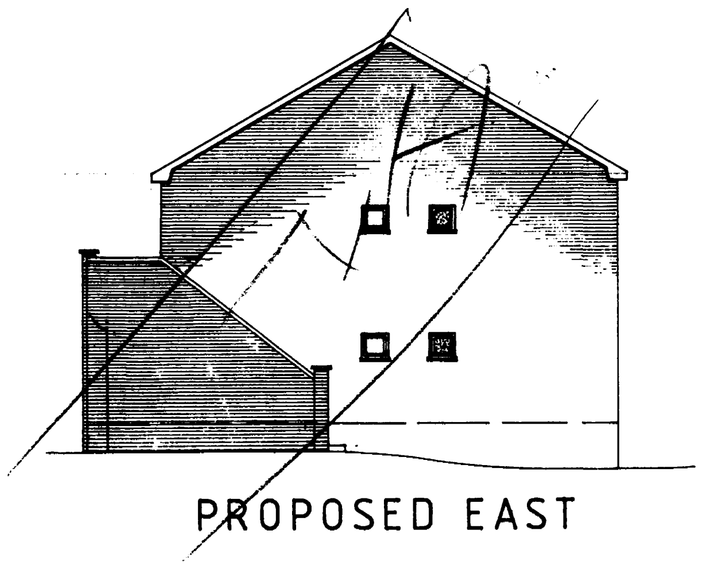
EXISTING SOUTH



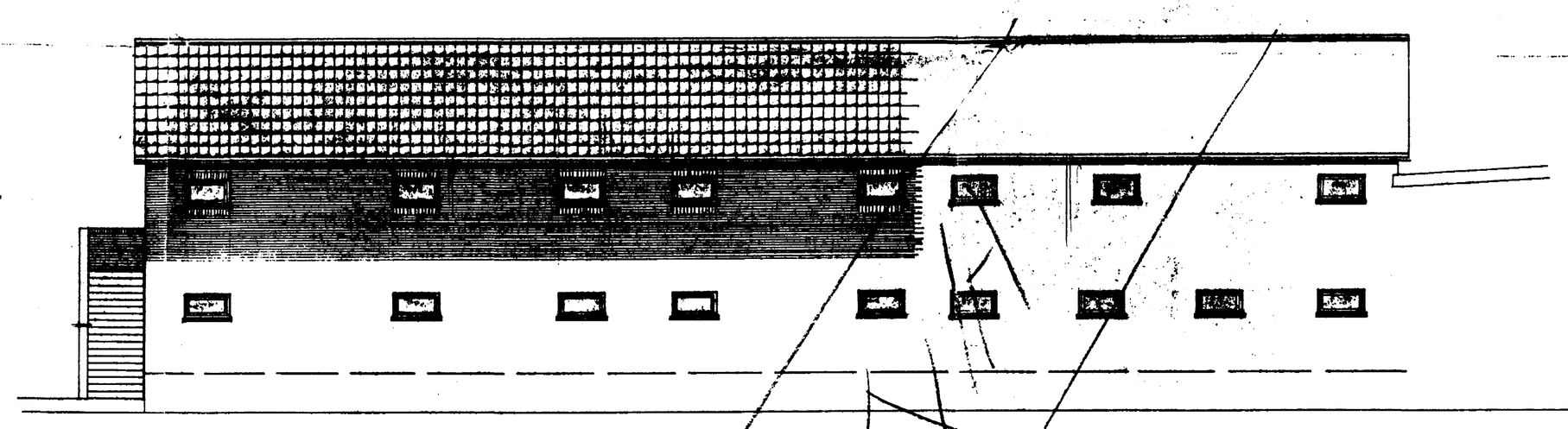
EXISTING EAST



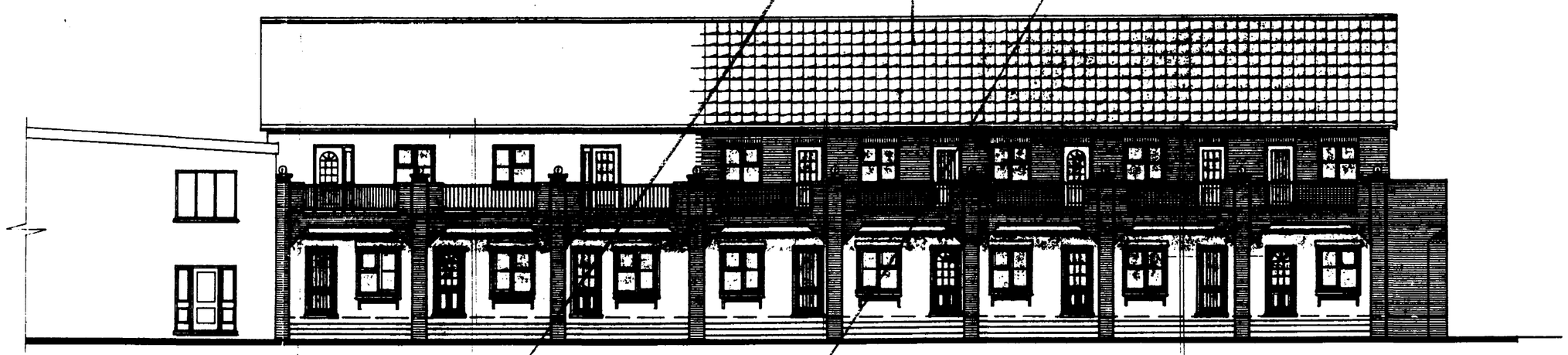
EXISTING NORTH



PROPOSED EAST



PROPOSED NORTH



PROPOSED SOUTH

SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF. 0752/93

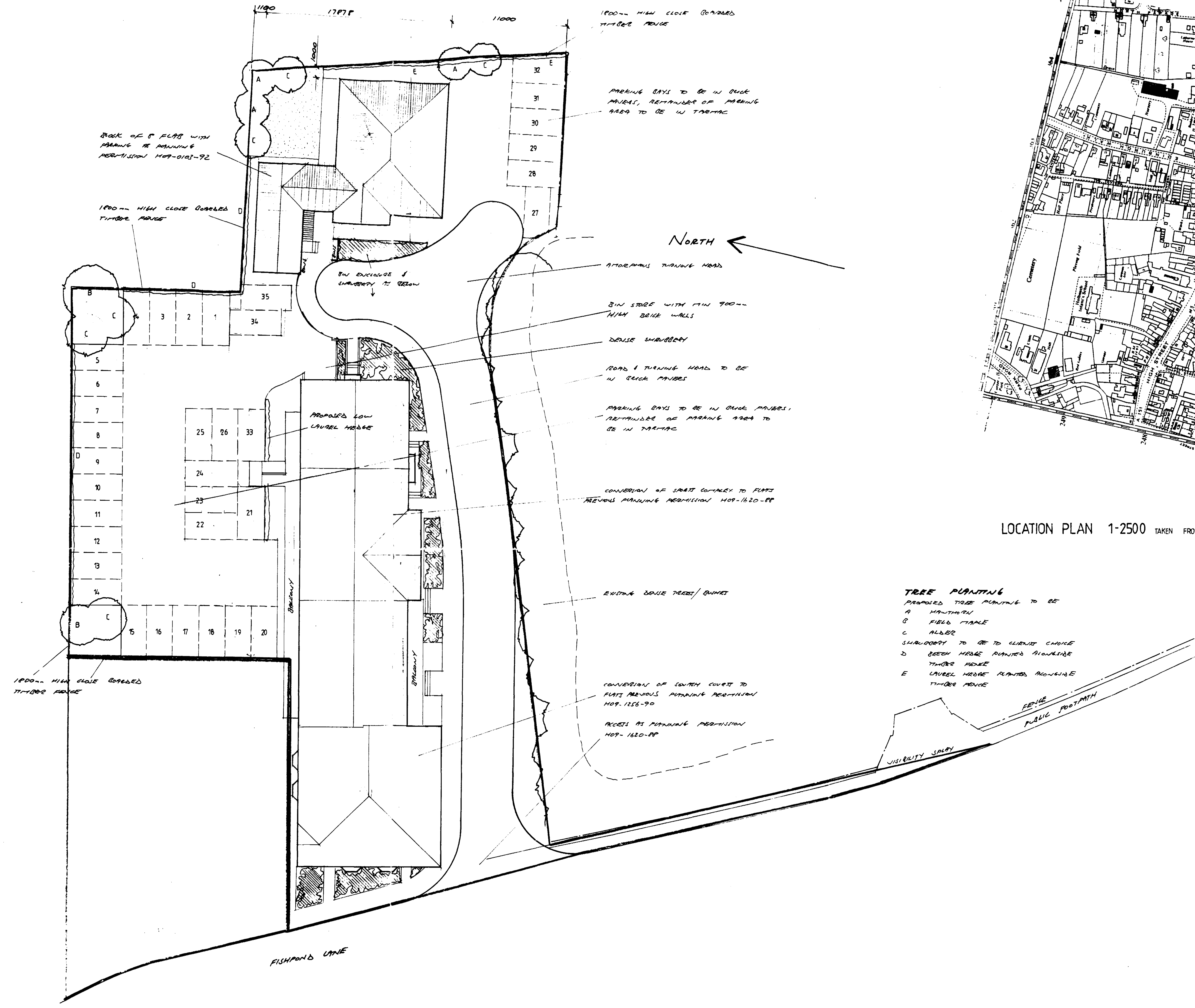
status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

PROPOSED CONVERSION OF SPORTS COMPLEX TO 15 NO FLATS & PROPOSED BLOCK OF 6 NO FLATS + VEHICULAR PARKING AT:
FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

CLIENT MR. B. Mc EWAN.

1:100	771262/5
SEPTEMBER 1988	J CRUNKHORN.



SITE PLAN 1-200



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

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761806 768296
architectural design consultants

project: PROPOSED BLOCK OF 8 FLATS & VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH FOR MR. I. B. McEWAN

drawing: PLANNING - SITE & LOCATION PLAN

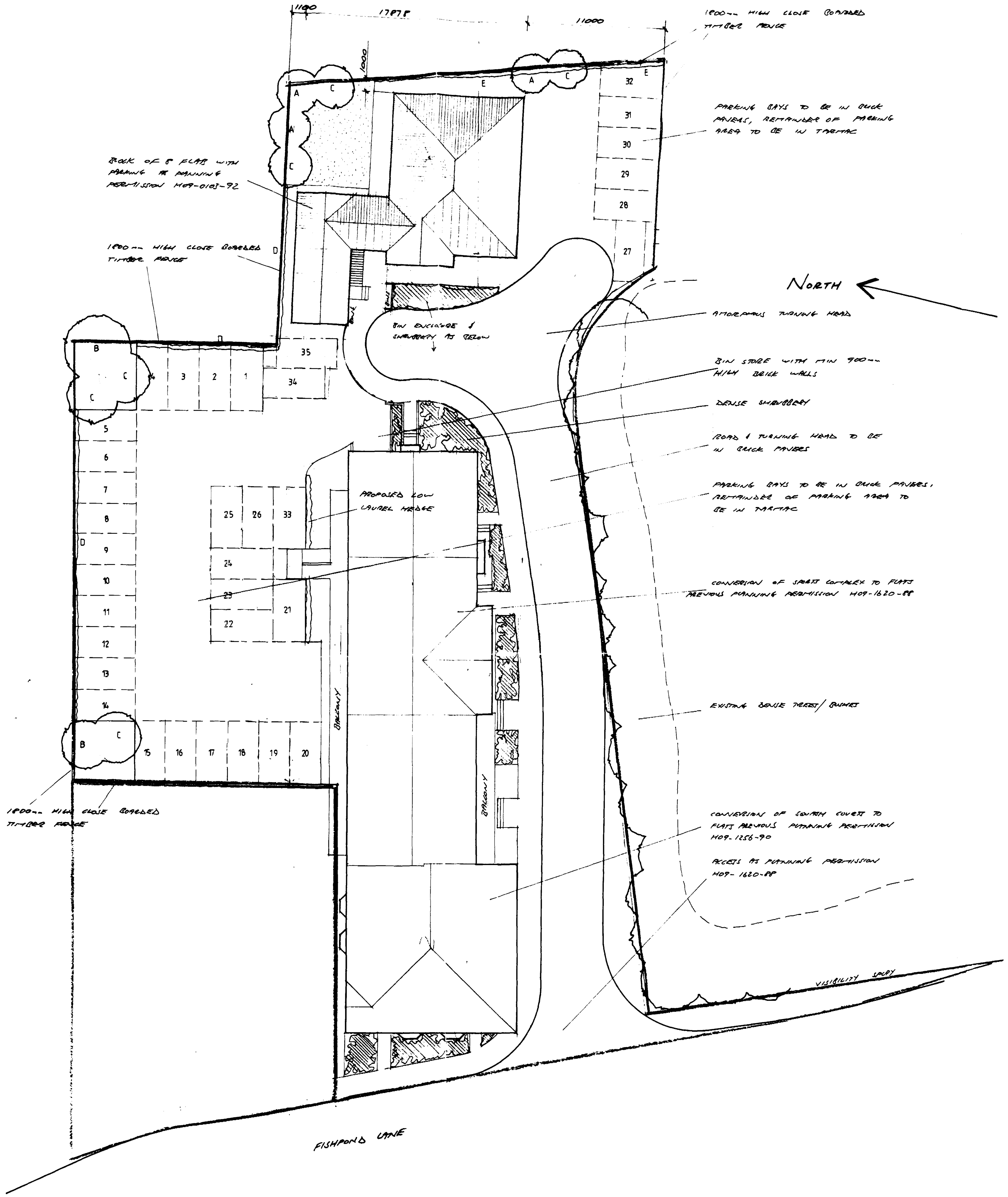
scale: 1-200 1-2500

drawing no: RMB-246P-3 A B C D

date: SEPT 91

drawn: RMB

checked:



SITE PLAN 1-200



LOCATION PLAN 1-2500 TAKEN FROM OS SHEET TF:524 & 3724

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

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
21-1-92	A	NS	ALT CAR PARK LAYOUT TO SHOW 3 MORE SPACES
8-4-92	B		ADDITIONAL PLANTING ADDED
6-7-92	C	NS	SQUASH COURT & SPORTS COMPLEX CONVERSIONS AMENDED & 1 NO TREE RETAINED

PODDINGTONS
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drawing
PLANNING - SITE & LOCATION PLAN

scale
1-200
1-2500

drawing no.
RMB-2668-3
A B C

date
SEPT 91

drawn
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checked

SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF 0152/93