SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0753/93 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 existing squash courts to flats

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

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 6 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.

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)

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 amenites 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 H09/0753/93

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. H09/0753/93

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.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CONVERSION OF EXISTING SQUASH COURTS TO FLATS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £960.00 . . . . If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date 8th September 1993. . . . . Previous application No H09/1256/90

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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 X The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: HOLBEACH PARISH COUNCIL

Address of owner at which notice was served:

2 SPALDING ROAD,
HOLBEACH.

State Date notice served:
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 Signed ..... Poddingtons (~~Applicant~~ / Agent) Date 8th September '93

or

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)	APPROX. 0.268 hectares
B. If building works are proposed, please state extra floor space to be created:	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.
E. Please state type and colour of roofing materials.	IMITATION BLUE/BLACK SLATE.
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

SQUASH COURT & PLANNING PERMISSION EXISTS FOR CONVERSION INTO 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:
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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

TO BRICK PITS DRAIN VIA ADJOINING POND.

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. H09/1256/90

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

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 20/9

Site Notice posted by
Date 20/9/93.
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 ✓ 25/11.

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: H09/0753/9

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 Blackwell

Senior Officer Confirmed ..... Date..... 13/9

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No P3233

Date first Rec'd 04 AUG 1993

Registration

Reference H09/0753/93

Cross-Ref R

Date 5/8 ~~/93~~

Validation

TYPE FULL

Site area 0·268
No of dwellings
Floorspace

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 £ ~~760~~ 730
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £ 730
Refund £
Receipt No P3233 Date
Voucher No Date

Information

Index sheet 170 OS Plots
Grid ref 5[illegible] 3[illegible]
Ward 5 Parish [illegible]
Inside IBD Y(S) Inside LP area N(O)

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 1639 ☐
Linked to property Ref ☐
Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

[illegible]

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

MEMORANDUM

To: Director of Housing and Planning Services

From: Assistant Chief Executive

Our Ref: PBP/KS/PL.248

Date: 17 March 1997

Subject: **REVOCATION OF PLANNING PERMISSION: H09/0753/93 CONVERT EXISTING SQUASH COURTS TO FLATS**

Further to my memorandum dated 31 January 1997 the Secretary of State for the Environment has confirmed that no objections have been received to the Revocation Order in this case and the Order has now taken effect. Would you please therefore arrange to issue the substitute planning permission forthwith.

A copy of the revocation order is enclosed for your records.

R E Atkins
Assistant Chief Executive

SOUTH HOLLAND

REVOCATION ORDER NO. 39

in respect of

PLANNING PERMISSION H09/0753/93

relating to the conversion of existing squash courts to flats
at Fishpond Lane, Holbeach

I hereby certify that this
is a true copy of the
above Revocation Order.

.....

Assistant Chief Executive

SOUTH HOLLAND DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 97

REVOCATION ORDER NO. 39

RECITALS

1. On the first day of November one thousand nine hundred and ninety three the South Holland District Cour ("the Authority"), being the local planning authority and in pursuance of their powers under the Town a Country Planning Act 1990, granted planning permission ("the Planning Permission") in respect of the la described in the First Schedule to Mr I B McEwan of 47 Station Road, Long Sutton, Spalding, Lincs.

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

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

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

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

1. The planning permission is revoked

FIRST SCHEDULE

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

SECOND SCHEDULE

Planning Permission H09/0753/93 annexed hereto.

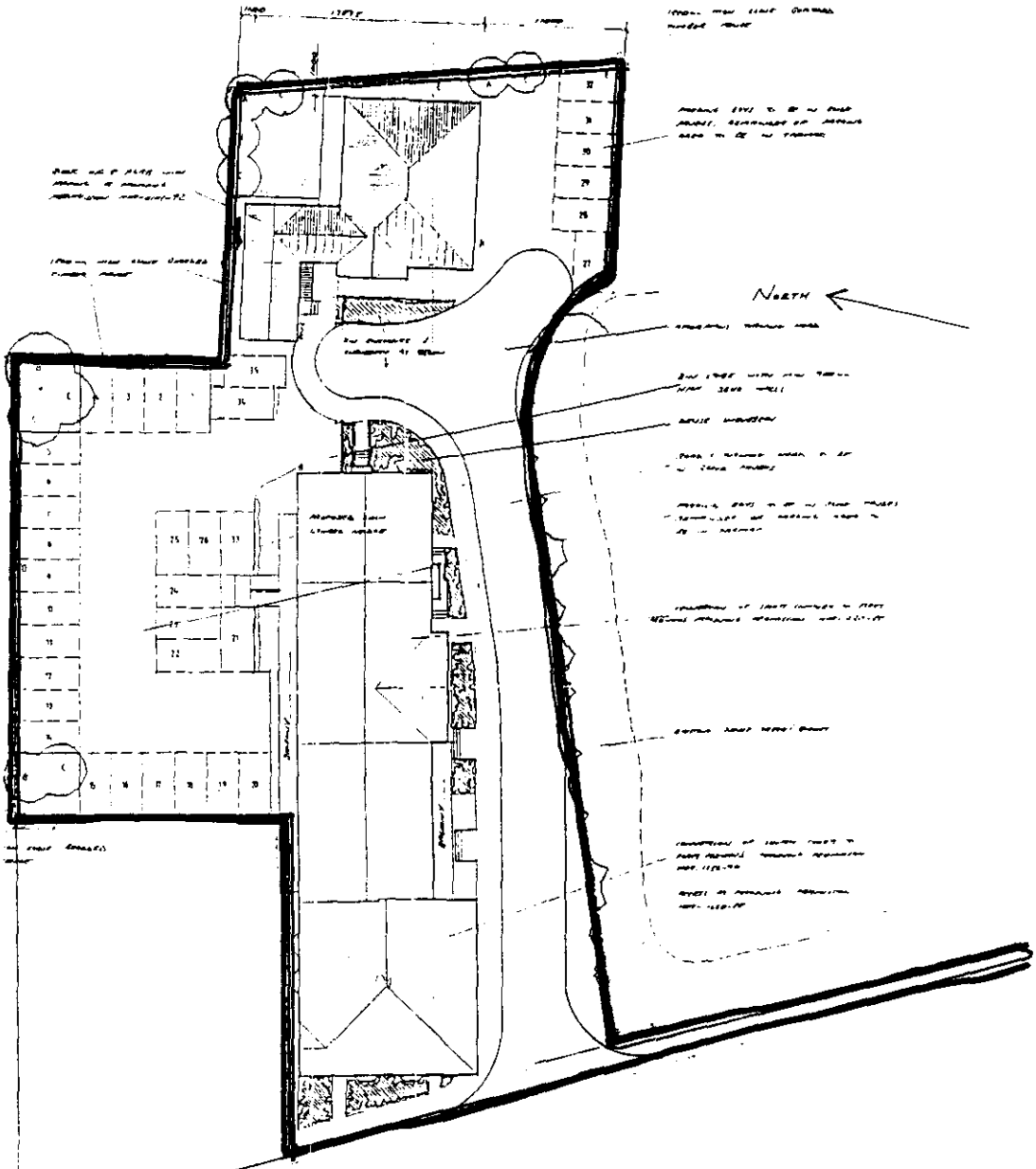
GIVEN UNDER THE COMMON SEAL OF
SOUTH HOLLAND DISTRICT COUNCIL

this 31 day of January, 1997

Vice Chairman of the Council

Assistant Chief Executive

6871



H09/0753/93(FULL)

CONVERT EXISTING SQUASH COURTS TO FLATS

CONSENT 1.11.93

703. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H09/0753/93 Mr I B McEwan		Convert existing squash courts to flats at Fishpond Lane, Holbeach.

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

H04/0697/93 B Smith & Co		External alterations to offices at 23/24/24A Market Place, Donington.
H23/0748/93 Mr T Harris	O.A.	Dwelling and garage at Dowsdale Bank, Shepeau Stow.
H08/0835/93 Barclays Property		Change of use from bank premises (A2) to retail (A1) hairdressers at 82 High Street, Gosberton.

(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
H02/0663/93 Mr F Harvey	O.A	Two dwellings at plot 961, Green Bank, Shepeau Stow, Whaplode Drove.
H04/0726/93 Mr & Mrs M H Woodcock		Re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington
H04/0727/93 Mr & Mrs M H Woodcock		Listed Building consent for re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington.
H16/0845/93 Dixons Stores Group		Installation of security roller shutters at Currys, 14 Market Place, Spalding.
H16/0846/93 Dixons Stores Group		Listed Building consent for installation of security roller shutters at Currys, 14 Market Place, Spalding.
H14/0849/93 W H Sneath		Replacement dwelling at Money Bridge Lane, Pinchbeck.

(It was reported that one late letter of objection had been received.)

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H05/0209/93 D Brown (Building Contractor)	Reserved matters relating to residential development (25 dwellings) and associated estate road layout at Fleet Road/Cherry Lane, Fleet Hargate.

Mr T A Pridmore,
Messrs Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr J Blacklock

JB/JJ H09/0753/93

07 Feb 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - FISHPOND LANE, HOLBEACH - MR B McEWAN.

Thank you for your letter dated 20th December 1994 in connection with the above.

I would advise you that the layout appears to be acceptable.

From the highways point of view, the Director of Highways and Planning has commented that a footway will be required to run into the car parking area and also a service margin at the end of the highway where it forms the private roadway.

I trust these comments will be of assistance. They are offered, of course, without prejudice to my formal decision of this Authority.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Your Comments please

22/12

PODDINGTONS

Architectural Design Consultants

Our ref:TAP/EEP

20th December 1994

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

Dear Sir,

DEVELOPMENT AT FISHPOND LANE, HOLBEACH FOR MR. B. McEWAN.

Further to our meeting sometime ago and our subsequent conversations, I enclose herewith sketch plan showing revised layout of dwellings and parking on site.

I would appreciate your comments regarding this before proceeding with a completely new full planning application.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

enc

S.H.D.C. PLANNING DEPT.
RECEIVED
21 DEC 1994 36

John
Parking - OK
will require parking to run with the
car parking area and a service margin
at the end of the highway where it
joins the private roadway OK
otherwise layout is OK
CB 5/1/95.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218
VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0753/93
FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856 R M Boor

Description: Convert existing squash courts to flats

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date:	09-SEP-93	Terminal date:	~~04~~ 26-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: .27 HA
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

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:

Copies Attached for CS

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

H09/0753/93

FULL

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
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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 JR 25/9/93

APPLICATION REFERENCE: H09/0753/93 DATE RECEIVED: 09-SEP-93

TYPE: Full

DESCRIPTION: Convert existing squash courts to flats

LOCATION: Fishpond Lane, Holbeach

APPLICANT: Mr I B McEwan AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Objections to proposed development.

RECOMMENDATION

Grant permission.

Dec 20 OCT 1993

COMMENTS

1 The application relates to a revised design for the conversion of the Squash courts to 6 flats, including access and parking.

2 Full planning permission (ref: H09/1256/90) was granted in January, 1991 for the conversion of the Squash Courts into 6 flats with access and parking.

3 The revised design is considered acceptable as it is a substantial improvement on that originally approved.

4 Car parking arrangements are satisfactory as is the vehicular access. In the latter respect, the arrangements are the same as those originally approved.

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 onto a very narrow road with no footpath to the north of that road and that on the south so narrow that prams have to the 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 6 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.

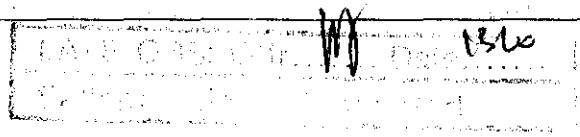
Note

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

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

SOUTH HOLLAND DISTRICT COUNCIL



Application no: H09/0753/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

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

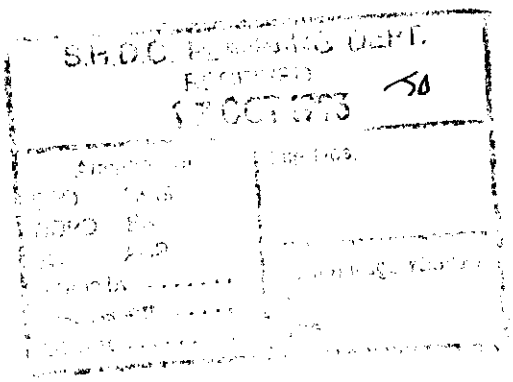
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:- Supported

Signed:



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0753/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

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?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	..4/6/02	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC ✓
WM Conservation VENN!
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

PLANNING AMENDMENT

For office use only
Application No. H09/753/93
Date registered 01 OCT 1993
Case Officer DGSD

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 DOUGLE STREET
SPALDING
Tel. No. 761856 (Contact) R. M. BOOR

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPONDS LANE, HOLBEACH, SPALDING, LINCS

Please complete

EARLIER APPLICATION No.

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

H09-0753-93

Building Regulation reference relating to same development.

N/A

2. Please tick **one** box only

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

or

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

State whether amendment has been requested by the Council
[YES]

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED CONVERSION OF EXISTING SQUASH COURTS TO FLATS

As **NOW PROPOSED**, if different

State details of amendments proposed

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

AMEND VISIBILITY SPLAY

State drawing no's of the current submission

RMB-2448-3 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: H09/0753/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

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: This Council remains concerned re traffic problem on this narrow Street

Signed: M F Jordan

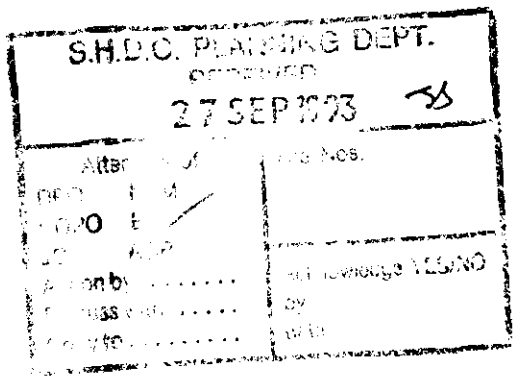
S.H.D.C. PLANNING DEPT.
RECEIVED
28 SEP 1993

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/930109

Your ref
H09/0753/93

22 September 1993

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

Dear Sir,

Proposal : Convert existing squash courts 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 H09/0753/93.

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

UC

4. Date application referred 23-6-93

5. State whether outline, detailed application etc.

Full.

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

Convert existing squash courts to 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 ~~10b as shown overleaf.~~

Date: 23-8-93. Signed: [signature]
Director of Highways and Planning

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: H09/0753/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 SEP 1993

I request that this application be considered by Planning Committee, because I am seriously concerned of the impact of this intensive development with both pedestrian and vehicular traffic incorporated 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.

~~Signed:~~ If granted there should be a major road improvement BEFORE development takes place.

These remarks should also be applied to application H09/0752/93.

D Venni 16/9/93.

Poddingtons
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.

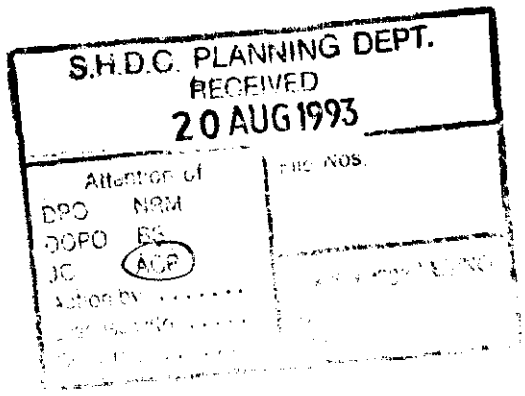
There are two aspects to the question you raise. One is that the amended design has been judged to be a material change, and therefore can only be approved through a formal application for planning permission. The second is that the new application requires a fee to be submitted.

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 "free-go" 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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0753/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

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:

A fee of ~~£960~~ 730.00 is payable. ROG to confirm

Please complete ownership certificate.

SOUTH HOLLAND D.C.
Valid

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
Pla , & 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 : P3233
Date received : 09-SEP-93

Received from

Holbeach Asphalte Co. Ltd.

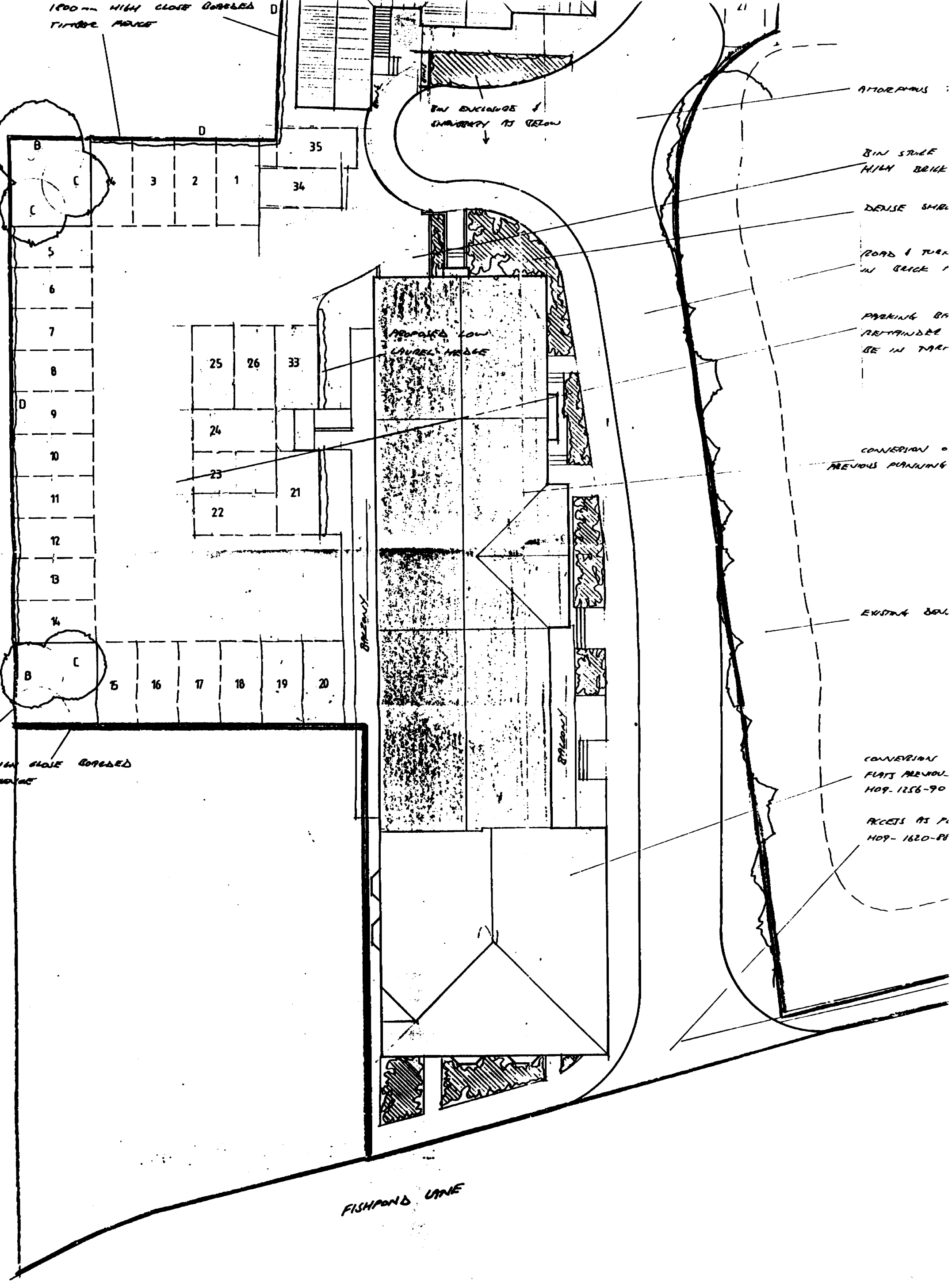
Address

Fishpond Lane
Holbeach
Spalding

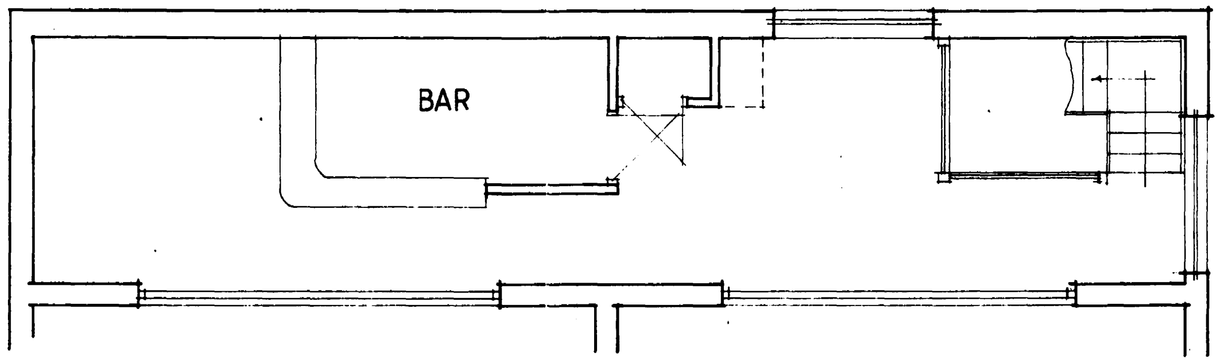
Fee paid	£	720.00
VAT	£	0.00
Total received	£	720.00

Cash/Cheque : Cheque

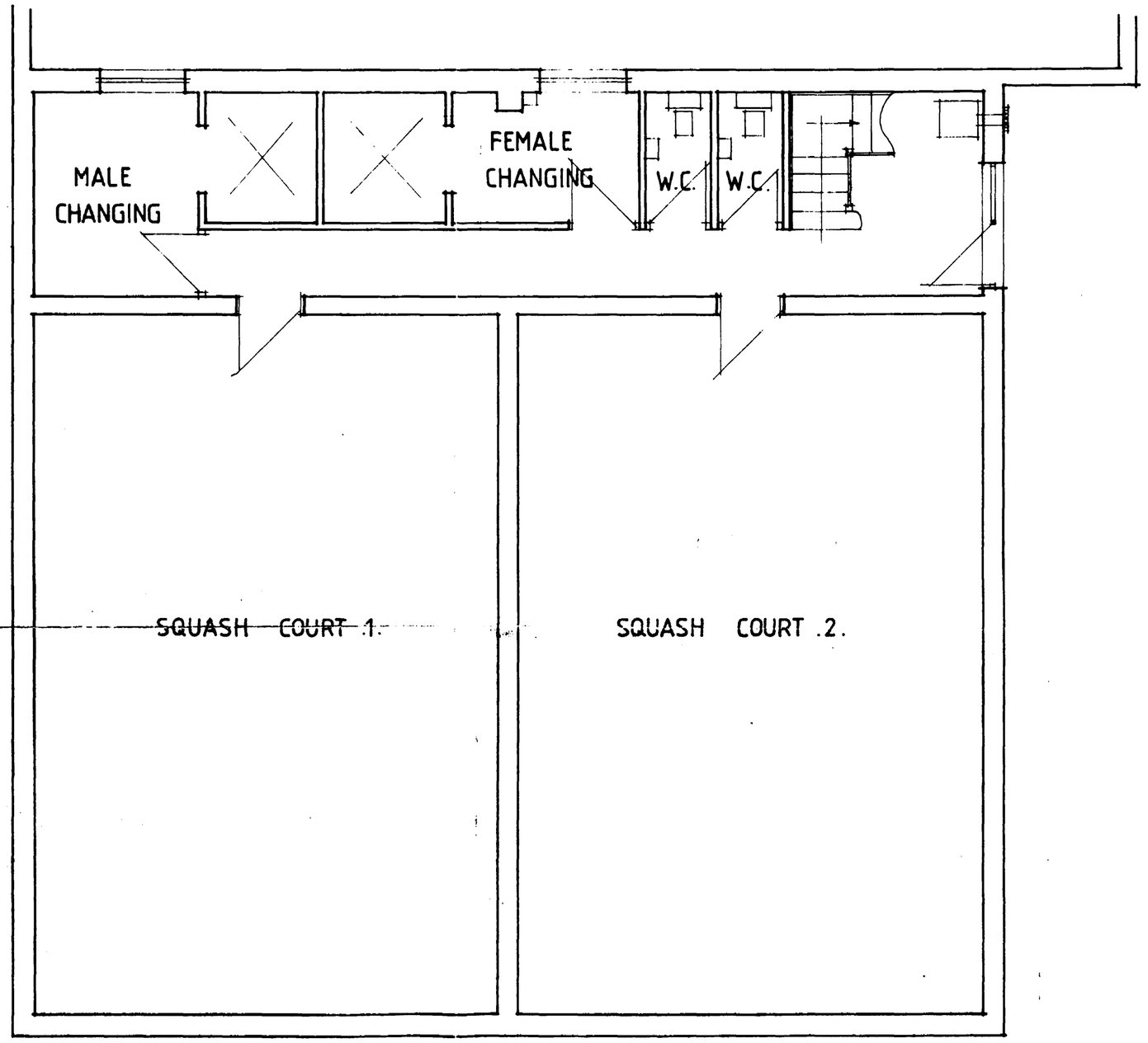
Signed.....K. Lowe...
(Authorised Collector)

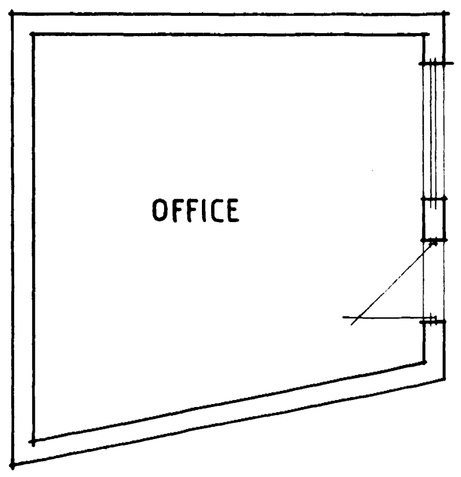


SITE PLAN 1-200

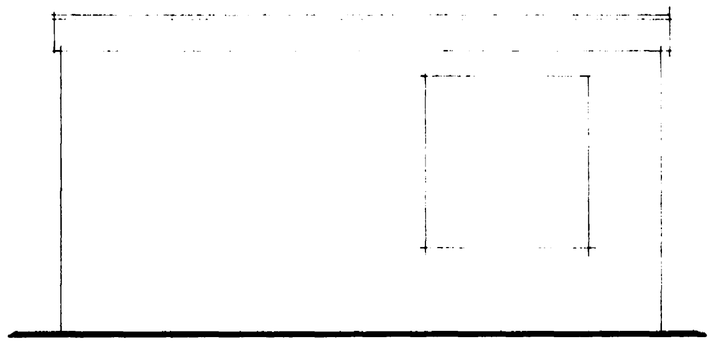


FIRST FLOOR PLAN

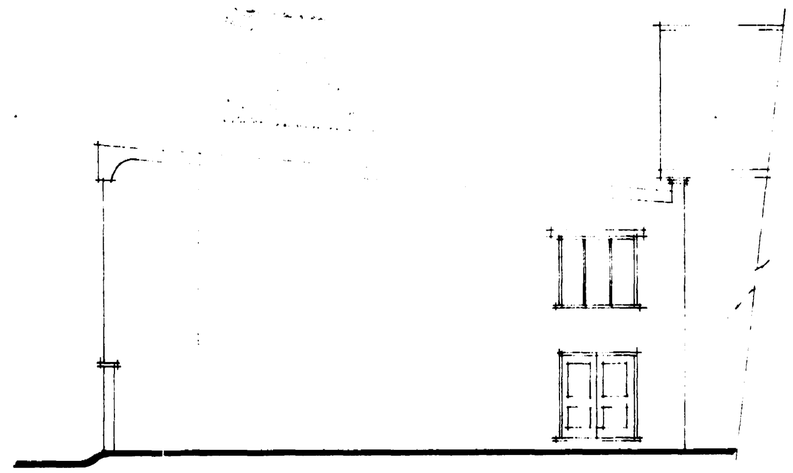




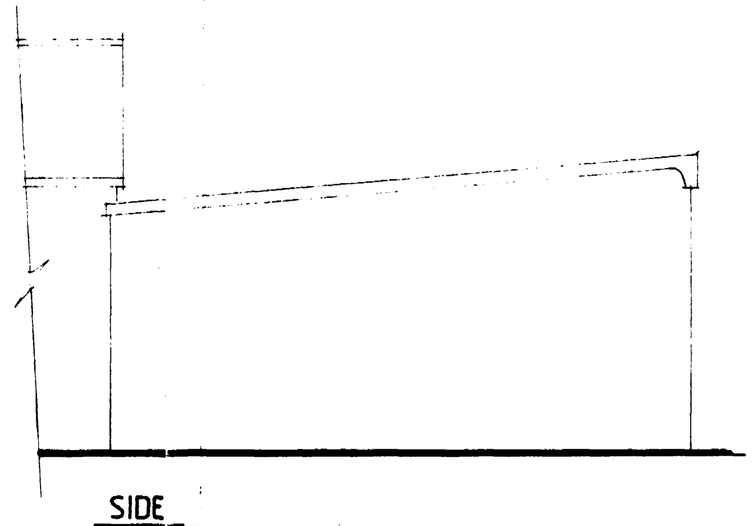
GROUND FLOOR PLAN



FRONT



SIDE



SIDE

SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF 0183/93

status design

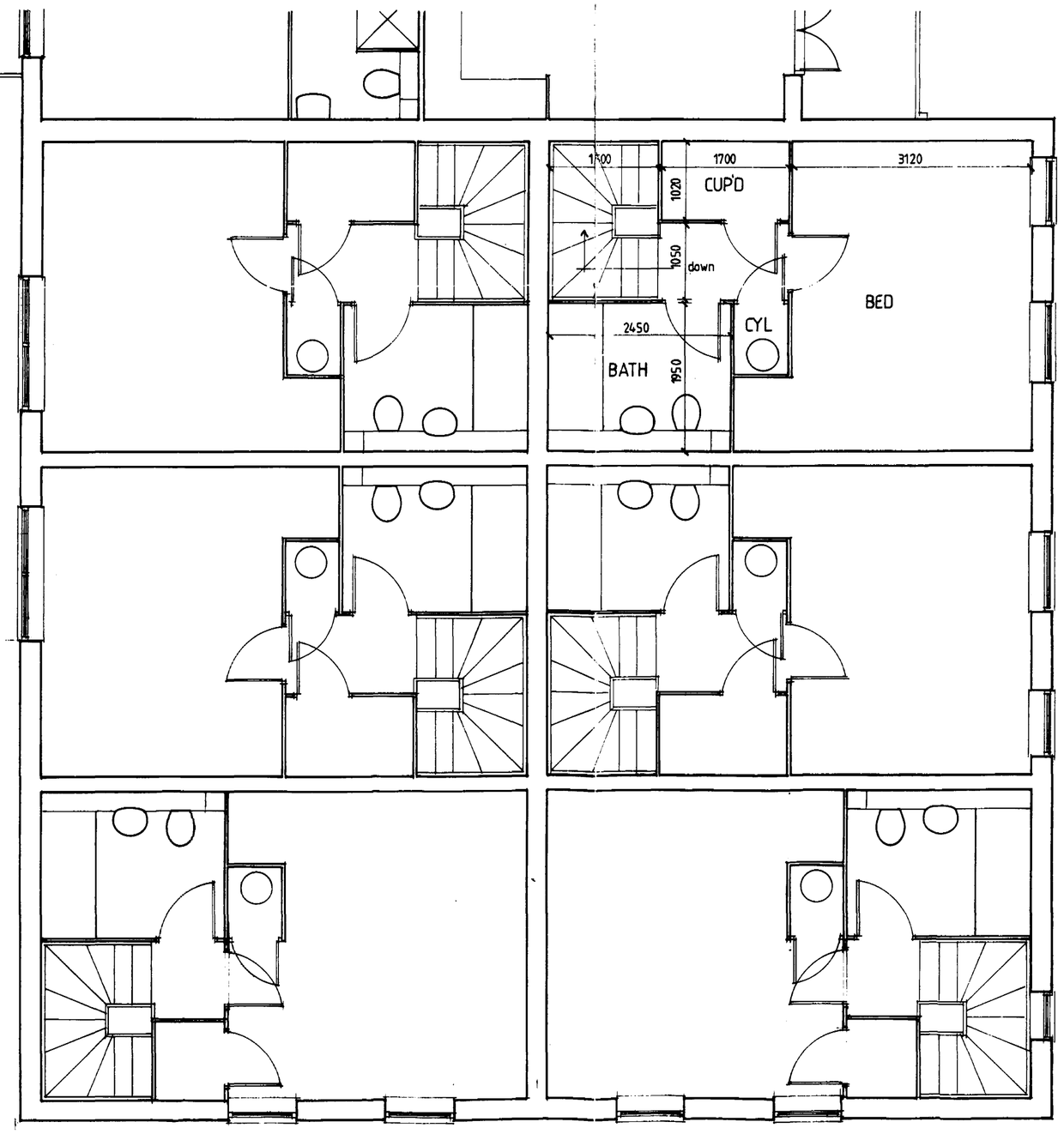
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 34343
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

PLAN AS EXISTING

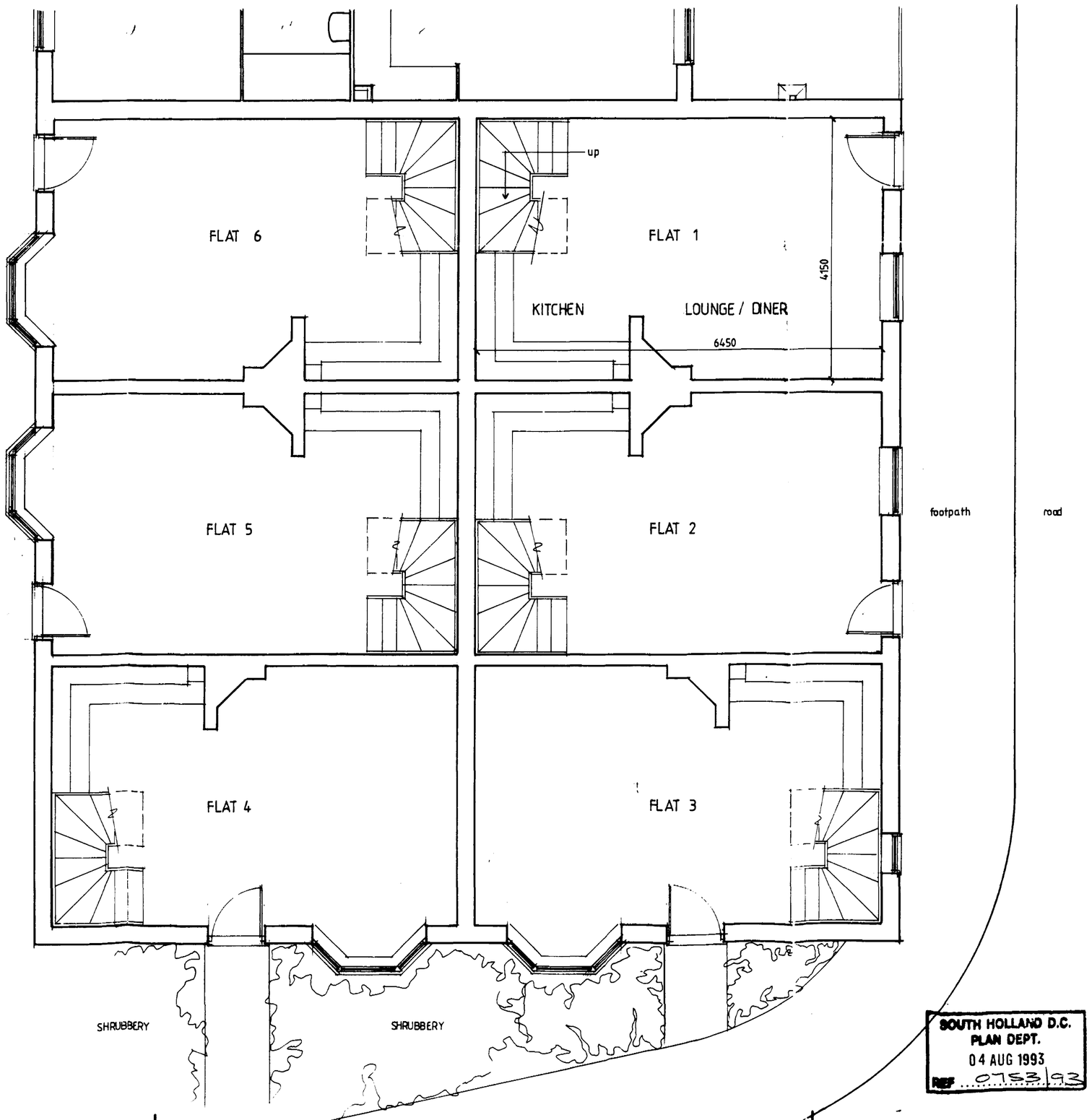
PROPOSED CONVERSION OF SQUASH CLUB TO FLATS AT FISHPOND LANE, HOLBEACH, FOR MR. B. McEWAN.

1:100 1:50	771492/1
JULY - 90.	B.GILHAM-FFB.

REFER TO DRWG 2448-21 FOR CONVERSION OF SPORTS COMPLEX FIRST FLOOR



REFER TO DRWG 2448-22 FOR CONVERSION OF SPORTS COMPLEX GROUND FLOOR



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

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 SQUASH COURT TO FLATS

drawing
FLOOR PLANS

scale	drawing no.
1-50	RMB- 2448 - 25
JUNE 93	checked



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 HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF S/53/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

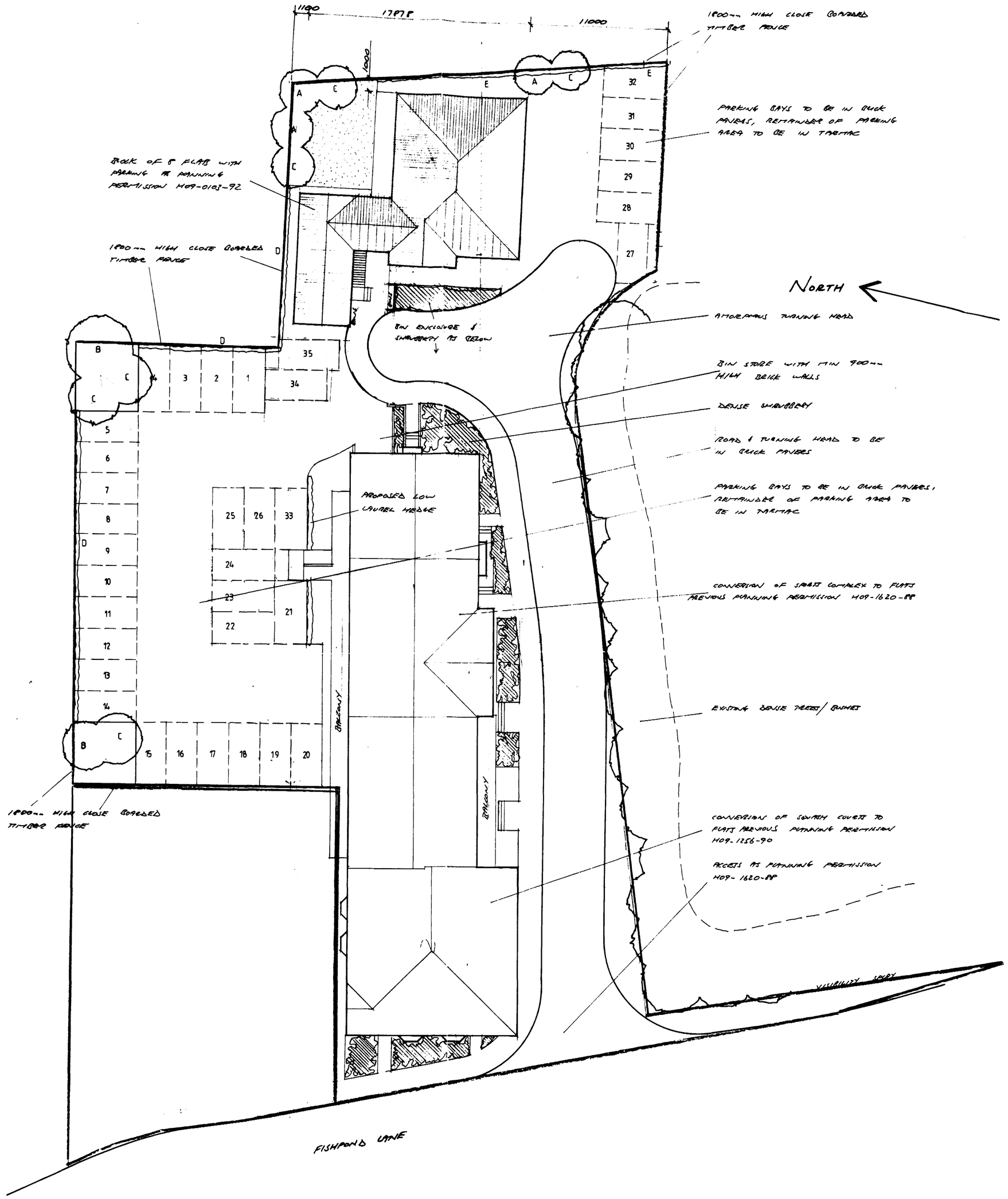
revision	date	init.	revision details
A	11-6-93	RM	ALTER TO MATCH APPR. L & I
B	12-6-93	RM	EXTEND REAR HOUSE TO COMPLY WITH 45°

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

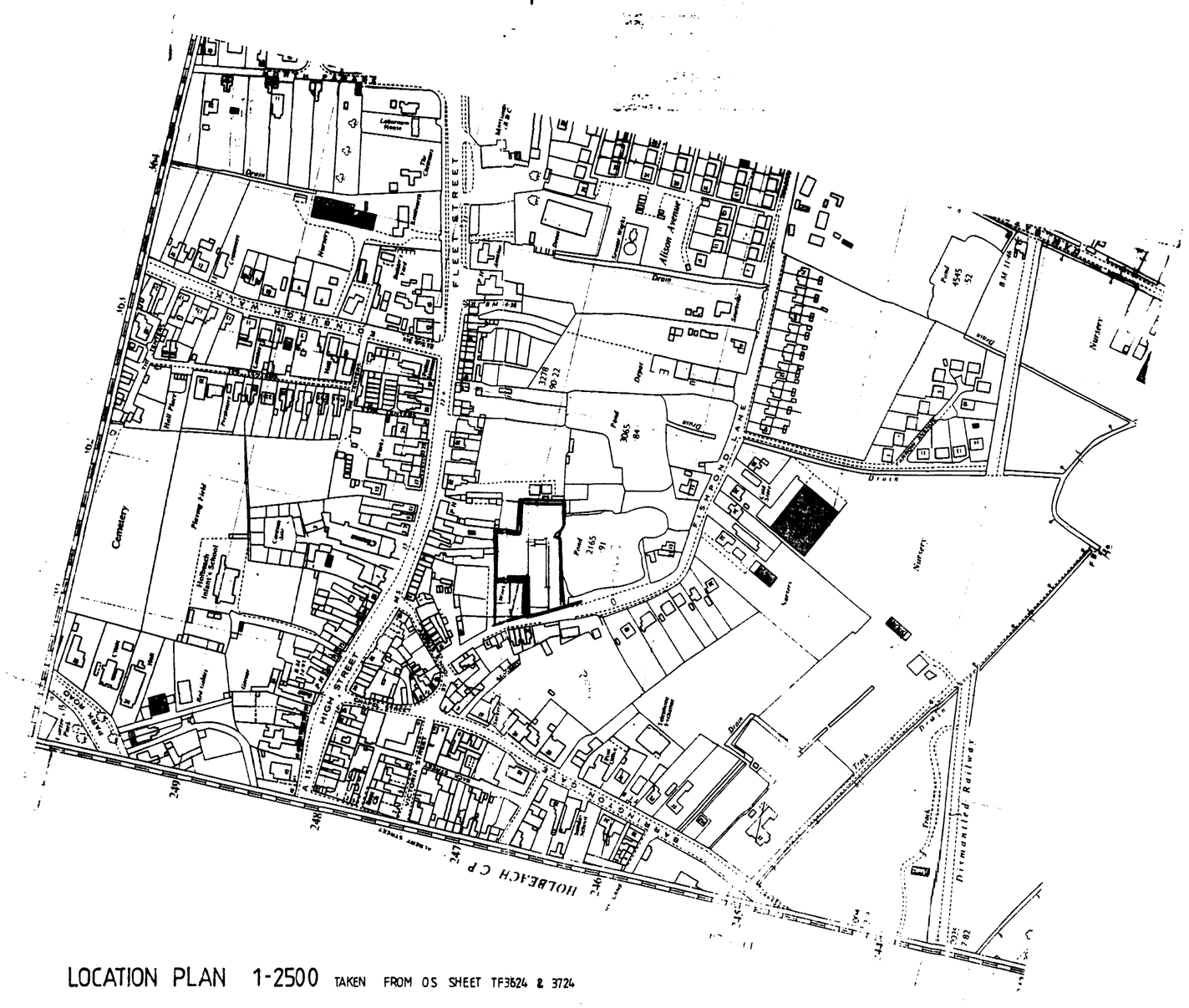
project
MR I.B. McEWAN.
FISHPOND LANE, HOLBEACH.
PROPOSED CONVERSION OF SQUASH COURT & SPORTS COMPLEX TO FLATS

drawing
ELEVATIONS

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



SITE PLAN 1-200



LOCATION PLAN 1-2500 TAKEN FROM OS SHEET TF3624 & 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
21-1-93	19	RS	ALT CAR PARK LAYOUT TO PLAN 3 NOW DRAWN
8-6-93	11		ADDITIONAL PLANTING ADDED
6-7-93	6	RS	BRICK COVET & URBAN COMPLEX OMITTED, ACCESS & NO TREE REMOVED

PODDINGTONS
43 Double Street, Spalding, Lincs, PE11 2AA
Telephone: Spalding (0775) 761856 768396
architectural design consultants

project

PROPOSED BLOCK OF 8 FLATS & VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH FOR MR. I. G. MCEWAN

drawing

PLANNING - SITE & LOCATION PLAN

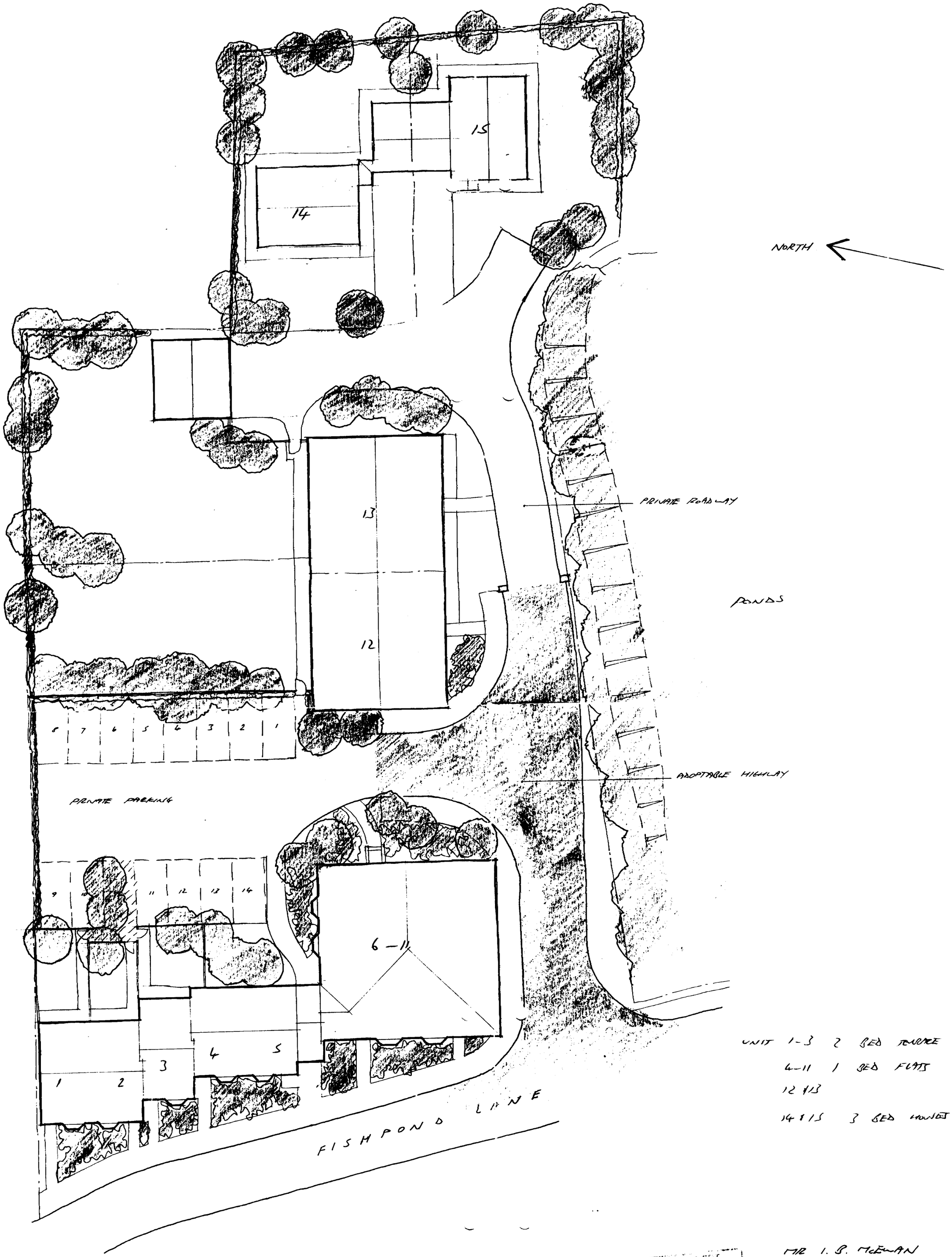
scale	drawing no.
1-200 1-2500	12MQ-2446P-3
date: SEPT 93	drawn: RMA checked

A B C

SOUTH HOLLAND D.C.
PLAN DEPT.
04 AUG 1993
REF 0953/93

4803-787T

SUMMIT

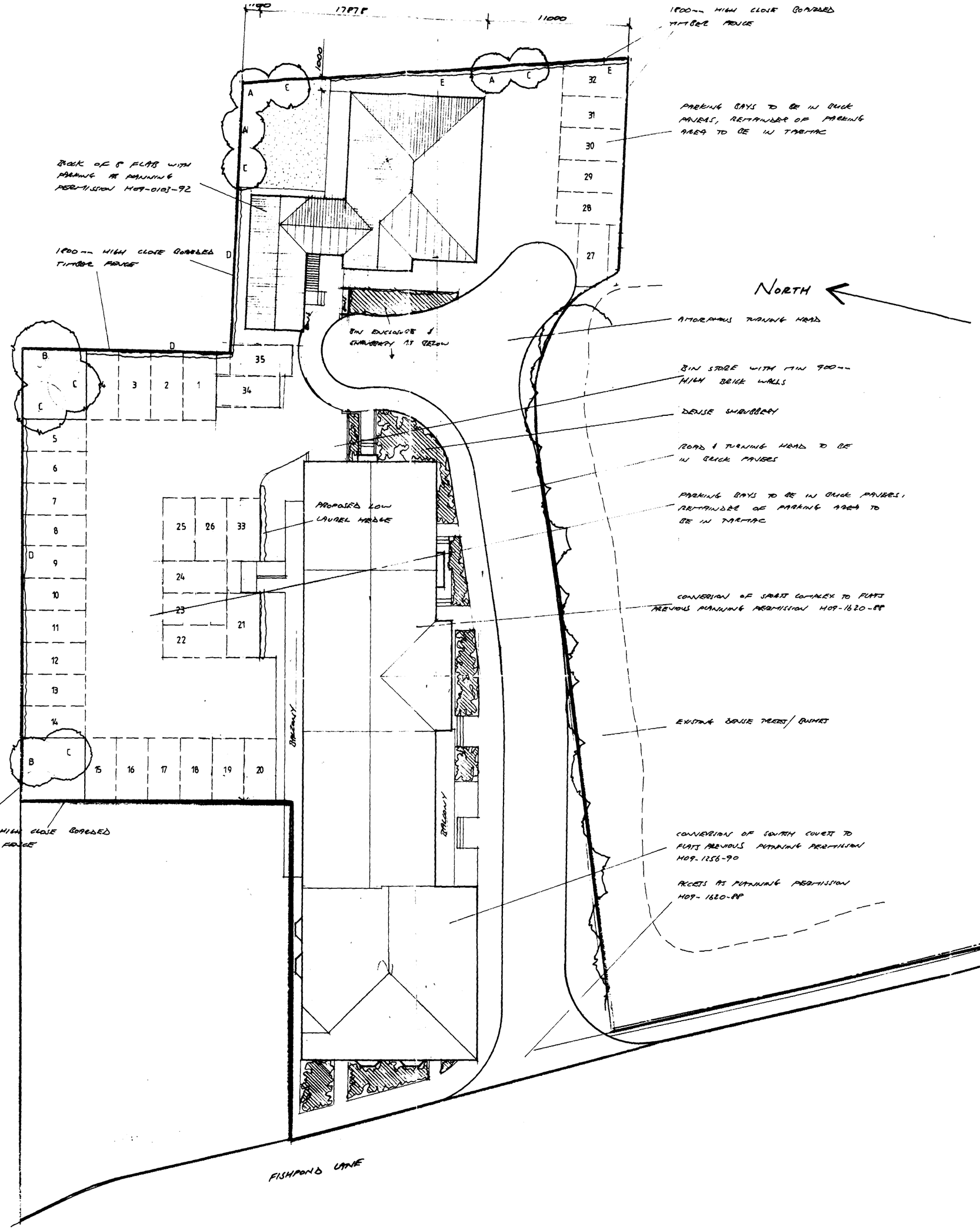


UNIT 1-3 2 BED TERRACE HOUSES
4-11 1 BED FLATS
12 & 13
14 & 15 3 BED HOUSES

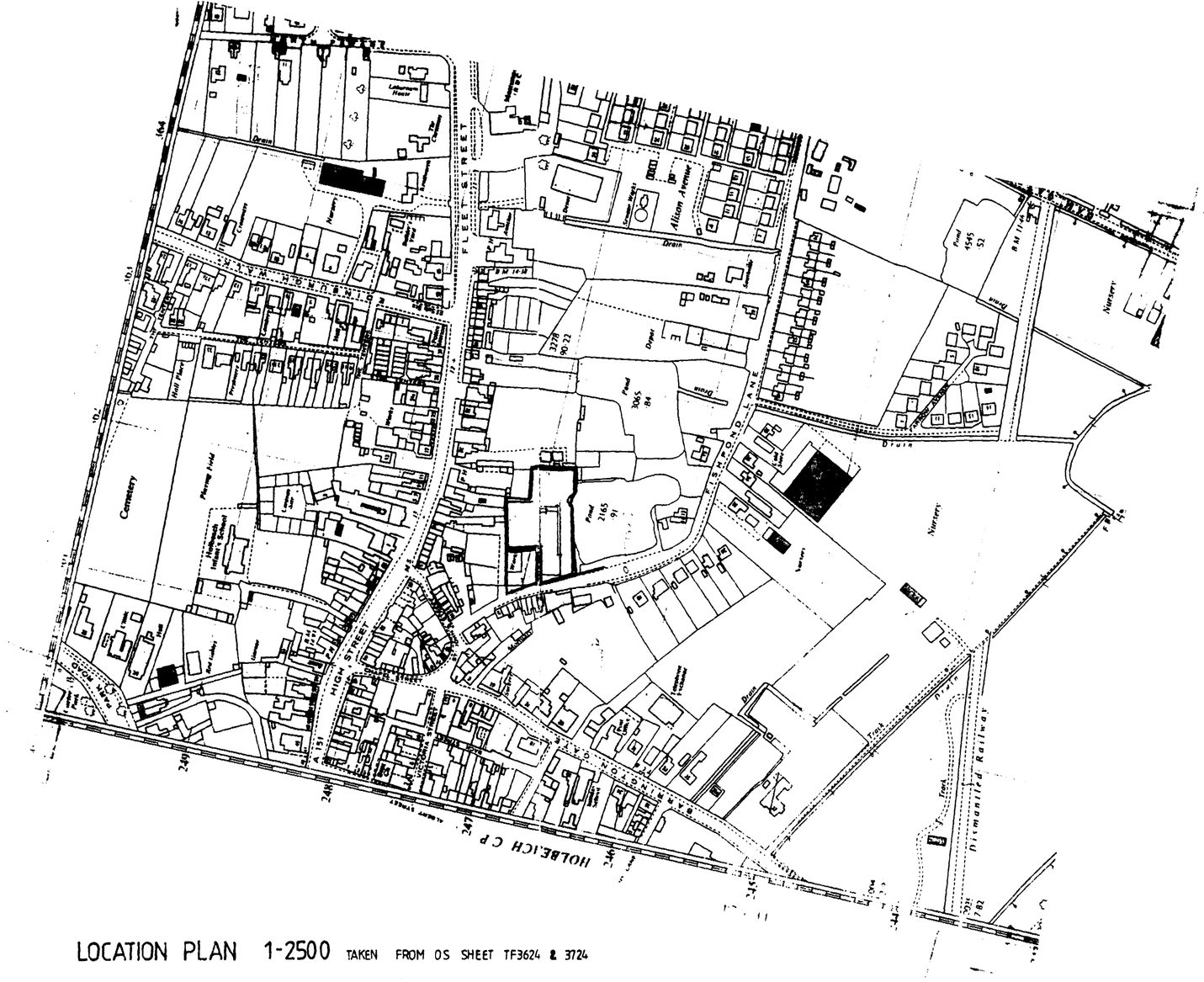
SITE PLAN SCALE 1-200

SHDC PLANNING DEPT.
RECEIVED
21 DEC 1994

MR I. B. McEWAN
FISHPONDS LANE, HOLBEACH
PROPOSED RESIDENTIAL DEVELOPMENT
SCALE 1-200 2448-61
DEC 94 PL.



SITE PLAN 1-200



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

TREE PLANTING

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

SOUTH HOLLAND D.C.
PLAN DEPT.
01 OCT 1993
REF. H09/0753/93...

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
1	21-1-93	JP	SLC and Area Office to Email & Hard Copies
2	8-2-93	JP	Boundary Position Altered
3	6-7-93	JP	Garden Sheet 1 Hard Copies Environmental Protection & Tree Planting
4	20-8-93	JP	Refuse Planning Layout to be Enlarged & Access Visibility Splay

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768296
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drawing
PLANNING - SITE & LOCATION PLAN

scale	drawing no.
1-200 1-2500	IGM-L46P-3
date SEPT '93	A3 A2 A1 A0
	drawn EMP.
	checked

PUBLISHED