SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0792/92 Received:23-JUL-92 Type:OUTLINE

Name: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge CB5 8EP

Agent: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge CB5 8EP

Description: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)
Location : Ex Mattimore House Site Fleet Street
Holbeach Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

3 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500

horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

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

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

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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.

5 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 and the state road shall also 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.

6 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory form of development in terms of drainage.

7 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Fleet Street.

8 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.

9 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

10 The trees which are the subject of Tree Preservation Order No 8 (1977) and all other trees which it is intended to retain shall be adequately protected during the course of the works hereby approved.

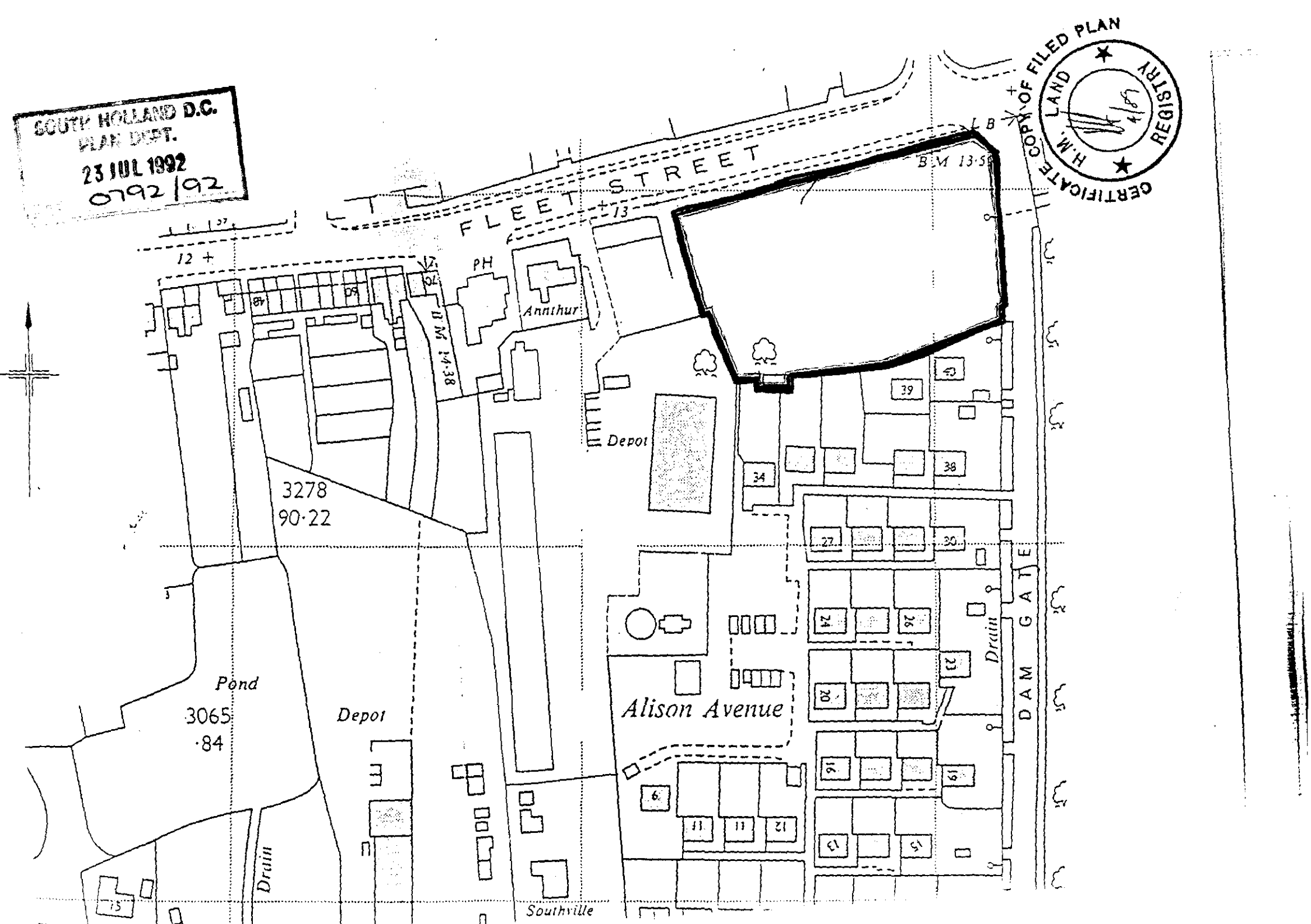
Reason: In the interests of visual amenity and to safeguard the trees which are the subject of Tree Preservation Order No 8 (1977).

Notes to Applicant:

The applicants attention is drawn to the advice as set out in the Council's Consultant's letters (copies attached) date 23 May 1989 and 31 May 1989 respectively, and which advice should be taken into account when detailed plans are submitted.

Director of Planning and Building Control Services
21-SEP-92 H09/0792/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.


SOUTH HOLLAND D.C.
PLAN DEPT.
23 JUL 1992
0792/92
CERTIFICATE COPY OF FILED PLAN
H.M. LAND REGISTRY
FLEET STREET
B.M 13·58
PH
Annthur
Depot
3278
90·22
Pond
3065
·84
Depot
Drain
Alison Avenue
Drain
DAM GATE
Southville

FOUR COPIES REQUIRED FOR OFFICE USE

PLANNING APPLICATION

For office use only

Application No. H09/0792/92

Date Registered 23 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

~~S. BIGGIN~~

S. G. BIGGIN
c/o HEWITSON BECK + SHAW
SOLICITORS
SHAKESPEARE HOUSE
42 NEWMARKET ROAD
Tel. No. CAMBRIDGE CB5 8EP

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Office Copy

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

EX MATTIMORE HOUSE SITE, FLEET STREET, HALBEACH

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development comprising of 24 units plus office accommodation (Renewal of outline planning permission H09/0694/89)

Please complete

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

Signed..... Date ..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals –

Departure from policy Yes ---- No ----

Ward member request Yes ---- No ----

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ----
Yes No
Yes ----
(Reason:

Other circumstances needing Committee decision

Yes ---- Flagged by Senior Officer
Signed ..... No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

Nil fees (not first Submission)
No ---- Yes ----
ANY ONE OF ABOVE Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ext/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Site Notice [illegible] 11/8/92 posted 7/8/92 JAS

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

7/8/92 SLV [illegible]

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 660

Receipt Issued ..... No. P2458

Date First Received 23 JUL 1992

REGISTRATION H09/0792/92

REFERENCE ~~N/A~~

Cross-Ref N/A

Date 24/7/92

VALIDATION Date.....

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.5 No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension

Earlier permission ref .....

0506 hock

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

0·0
0·0
0·48 ×
2·5 =
1·2

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ – type ☐ Discounted fee ☐ Ref ..... Reason .....

? Correct fee £ 550 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date [illegible]

Index Sheets 170 OS Nos ..... Grid Ref 5 [illegible] 3 [illegible]

Ward I Parish HOUBEACH

Inside IBD [illegible] Inside LP Area NO

TR Rural ☑ TR Bypass ☑ Level crossing ☑ Footpath ☑

CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref. 699 Linked to property.....Ref.....

Planning Records: [illegible]

Earlier apps [illegible]

[illegible] 1034/85 [illegible]

[illegible] 912/83 [illegible]

[illegible] 709/84

3 Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

CERTIFICATE B

I HEREBY CERTIFY

1. The applicant has given the requisite notice to all the persons other than the applicant who, 20 days before the date of the accompanying application were owners of any part of the land to which the application relates, viz:

Name of Owner	Address	Date of service of notice
Barclays Bank Plc	P.O. Box No. 90 Mortlock House Histon Cambridge	22nd July 1992
SBW (Holdings) Limited	Sceptre House 43a South Road Bishop's Stortford	22nd July 1992

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed .....

On behalf of HEWITSON BECKE & SHAW

Date 22nd July 1992

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0792/92 Received:23-JUL-92 Type:OUTLINE

Name: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge CB5 8EP

Agent: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge CB5 8EP

Description: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)
Location : Ex Mattimore House Site Fleet Street
Holbeach Spalding Lincs

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

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

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

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(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500

horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

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

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

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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.

5 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 and the state road shall also 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.

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Reason: To ensure a satisfactory form of development in terms of drainage.

7 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Fleet Street.

8 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.

9 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

10 The trees which are the subject of Tree Preservation Order No 8 (1977) and all other trees which it is intended to retain shall be adequately protected during the course of the works hereby approved.

Reason: In the interests of visual amenity and to safeguard the trees which are the subject of Tree Preservation Order No 8 (1977).

Notes to Applicant:

The applicants attention is drawn to the advice as set out in the Council's Consultant's letters (copies attached) date 23 May 1989 and 31 May 1989 respectively, and which advice should be taken into account when detailed plans are submitted.

Authorised to issue:

17-SEP-92 H09/0792/92 AD..AL.....DC..AL....
21/9

APPLICATION REFERENCE: H09/0792/92 DATE RECEIVED: 23 07 92

APPLICANT: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: Outline

DESCRIPTION: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)

LOCATION: Ex Mattimore House Site, Fleet Street, Holbeach

Parish Council: Not supported.

County Highways: Requests that any permission be subject to a number of standard conditions.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Planning Policy Guidance Note 3 1992 - "Housing."

PREVIOUS DECISIONS
H09/0705/85 - Residential Development (no 11) individual dwellings with garage and parking space - allowed on appeal 27 August 1985.
H09/1472/88 - Residential development comprising 24 units plus approximately 5800 square feet of office accommodation - withdrawn 18 January 1989.
H09/0594/89 - Residential development comprising 24 units plus office accommodation - approved in outline 3 August 1989.

PLANNING ISSUES

1 As the application is for the renewal of outline planning permission H09/0594/89 approved on 3 August 1989, the essential issue is whether there has been a material change in planning circumstances since the grant of outline planning permission.

2 There has been no material change in planning policy, and indeed the only change which has a bearing upon the current application is that the authority is no longer the agent authority for Anglian Water in respect of sewerage matters. As a consequence, therefore, any renewal of the outline permission will have to contain a condition providing for necessary off site works to accommodate the development in sewage disposal terms.

3 There are a number of trees on the site which are the subject of Tree Preservation order No 8 (1977) but any renewal of the outline permission would ensure, as before, that they were adequately safeguarded.

4 SCM Holdings who applied for the outline planning permission granted in August 1989 have since gone into liquidation. Hence the current application is in the name of the receiver for the company acting through Messrs Hewitson, Beck and Shaw Solicitors.

CONCLUSIONS

1 It is considered the renewal of the outline planning permission is in conformity with current planning policy and would not prejudice or conflict in any way with the preparation of the South Holland Local Plan.

RECOMMENDATION - Grant Permission

ITL2
2 1 SC8 - (Details)
3 2 C1 - (Estate Development Highway Requirements).
4 3 SCA No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road onto which if fronts, is adjacent to, or gains access from, has been constructed.
5 4 SCB 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 and the estate road shall also be constructed for at least 30 metres into the site, to the satisfaction of the Local Planning Authority.
6 5 SCC No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.
7 6 F1 - (Parking On Site).
8 7 SC27 - (Implementation of Planting).
9 8 SC28 - (Protection of Trees)
10 9 SCD The trees which are the subject of Tree Preservation Order No 8 (1977) and all other trees which it is intended to retain shall be adequately protected during the course of the works hereby approved.

Reasons

1 Standard
2 C1.
4 3 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.
5 4 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.
6 5 To ensure a satisfactory form of development in terms of drainage.
7 6 F1.
8 7 Standard.
9 8 In the interest of the amenity of the area.
10 9 In the interests of visual amenity and to safeguard the trees which are the subject of Tree Preservation Order No 8 (1977).

Note

1 1 SNA The applicants attention is drawn to the advice as set out in the Council's Consultant's letters (copies attached) dated 23 May 1989 and 31 May 1989 respectively, and which advice should be taken into account when detailed plans are submitted.

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: H09/0792/92 Type: OUTLINE

Applicant: S G Biggin Agent: S G Biggin
Tel:

Description: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)
Location: Ex Mattimore House Site
Fleet Street
Holbeach
Spalding Lincs

Valid date: 23-JUL-92 Terminal date: 17-SEP-92
Target dates: Target Committee: 15-SEP-92
To case officer 28-JUL-92 Report deadline: 01-SEP-92
Inspected by 02-AUG-92
Extra contacts 07-AUG-92 Case Officer: ~~D M GIBBET~~ J A. BLACKLOCK
Report if not clear by 27-AUG-92

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	29-JUL-92	12-AUG-92
Cllr N I Capes	0406 23830	29-JUL-92	12-AUG-92
Cllr T G M Tyler	0406 22285	29-JUL-92	12-AUG-92
Cllr D S Venni		29-JUL-92	12-AUG-92

LCC - Cons Attached JCB 30/7/92

SITE DETAILS

Grid ref: 536450 324770
OS Sheets: 170 Parcel:

JB.

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
2 AUG 1992

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920083

Your ref H09/0792/92

19-AUG-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : EX MATTIMORE HOUSE SITE, FLEET STREET, HOLBEACH
Applicant: S G BIGGIN, HEWITSON BECK & SHAW SOLICITORS

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, which is 10 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

Check original outline!

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

An alternative method of surface water disposal should therefore be considered.

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

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

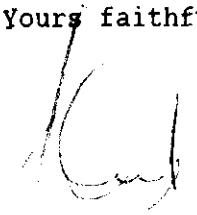
There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

CONT.....

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

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,



Les Outram
Principal Engineer
(Development Liaison)

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: H09/0792/92

Applicant: S G Biggin
c/o Hewitson Beck & Shaw
Shakespeare House
42 Newmarket Road
Cambridge CB5 8EP

Agent: S G Biggin
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Cambridge CB5 8EP

Description: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89).

Location: Ex Mattimore House Site Fleet Street
Holbeach Spalding Lincs

Type: OUTLINE

Date received: 23-JUL-92

29-JUL-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 13-AUG-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Same comment as before
not supported.

S.H.D.C. PLANNING DEPT.
RECEIVED
13 AUG 1992

Signed: J. Hawksley
Clerk
10/8/92

THE
ZANUSSI
N
Service and
Repairs
BOURNE
(0778)
422147
3f7682 ©WVN

Holbeach
0406 22379.
5h©WVN5000

NOT TO BE
MISSED
New Satellite Systems
from only £229 fitted
when you subscribe to
both Movie Channels
and Sky Sports.
Pace SS9200IRD only
£265 fitted when you
subscribe.
Special offers on other
Satellite Systems, TVs
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DOWDESWELL DP 7E 5-furrow reversible plough, high clearance..... £2750
DOWDESWELL DP 7D/3 4+1 5-furrow reversible plough, STD..... £2600
RANSOMES TSR 108 3-furrow reversible plough.... £450
PETTIT Series 77 hyd fold 15' disc harrows, very good condition..... £4400
PETTIT Series 77 hyd fold 15' disc harrows, new disc and bearings..... £4850
ROTAMEC 70" tractor mid rotavator, good blades £650
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WHEATLEY 3-tonne trailer c/w grain extensions, tidy £350
LEMKEN single leg subsoiler c/w depth wheels..... £175
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PUBLIC NOTICES

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

H05/0808/92 Ashwood Homes FULL
Proposed residential development Plots No'd 12-37 inclusive
Land off Fox's Low Road, Holbeach, Spalding, Lincs.

H09/0792/92 S. G. Biggin OUTLINE
Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)
Ex Mattimore House Site, Fleet Street, Holbeach, Spalding, Lincs.

H23/0785/92
Metfield Estates Ltd FULL
24 dwellings comprising of 5 bungalows and 19 detached, semi and terraced houses including associated access road
Cob Gate, Whaplode, Spalding, Lincs.

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

B. SMITH
Director of Planning and Building Control Services
11 August, 1992

SOUTH HOLLAND DISTRICT COUNCIL

2g1230 ©WVN

LFP 11.8.92.

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/792/92/TB **Your Ref.** **Date** 31 July, 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - RESIDENTIAL & OFFICE DEVELOPMENT
MATTIMORE HOUSE SITE, FLEET STREET, HOLBEACH

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site and I gather from past details that both foul and storm water drainage will be via connection to the appropriate public sewer.

Should roof water soakaways be contemplated, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced. Furthermore, although not under my Board's jurisdiction, I do not consider the installation of septic tank drainage systems would be prudent in this instance as the likely density of development relying on soakaway drainage systems could result in environmental problems.

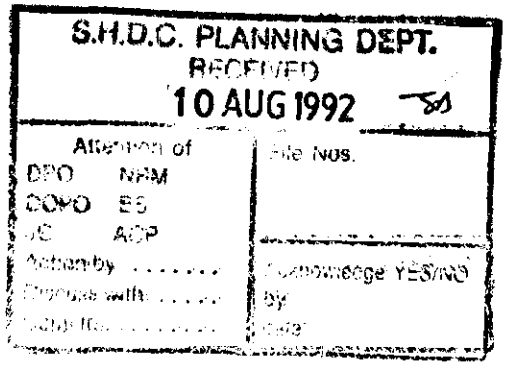
I have no further comments to make at this time but will be glad to receive full drainage details for my records in due course.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

RR ENGINEER TO THE BOARD

S. G. Biggin,
c/o Hewitson Beck & Shaw,
Shakespeare House,
42 Newmarket Road,
Cambridge.
CB5 8EP



FILE COPY

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that S G Biggin
is applying to the Council for planning permission for the following:

Reference No: H09/0792/92
Description: Residential development comprising of 24 units plus office accommodation (renewal of outline H09/0694/89)
Location: *Ex Mattimore House Site*
Fleet Street
Holbeach
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 01-SEP-92
Any observations should be sent to me by 01-SEP-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

11-AUG-92

POSTED. 7/8/92.

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/0792/92

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	4	2	4	7

2. Address or location

EX MAYMORE HOUSE SITE, FIELD ST HOLBEACH

3. Name, classification and number of road

A

4. Date application referred 30-7-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT OF 24 UNITS PLUS OFFICE (RENEWAL OF OL H09/0294/89)

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

Delete as appropriate

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

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

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

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

Date: 30-7-92 Signed: [signature] Director of Highways and Planning CS

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C1

(2) C 2(a)

(3) C 3

(4) C 4 ..... 30m.

(5) F 1

Delete as appropriate

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

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

(1) C 1

(2) C 2(a)

(3) C 3

(4) C 4

(5) F 1

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

K T Davidson M N Swinton G R Hawtin Lesley Grainger
D E Holmes P J Ivin Barrister-at-Law Gillian Peart
P G Shaw J Shepherd Caroline Mortlock
D J Wallis C R F Bowerman Caroline S Mitchell
G P [illegible] P W Ewart I N Watling
[illegible] F R H Patterson A Hewson
L C [illegible] Bridget A Rolfe Denise W L [illegible] Consultants
D R Richardson J P [illegible] P L A Tarrant R B Hewitson
P R D Cruttenden S J [illegible] S C Briggs P W Jones
P J Gizzi I R C Craig P M Taylor
J A White Fiona Crowley Clare Chadwick
E R W Temple Teresa M Brooke Mary F Legg
D G Bradley R G Lingam F L Brady Associate
A K Brett Janet C Reed P R Sadler A G S Barker

Hewitson Becke+Shaw

SOLICITORS

Shakespeare House, 42 Newmarket Road
Cambridge CB5 8EP. Telephone (0223) 461155
Fax (0223) 316511. DX 5805 Cambridge

S.C.D. D.C.
25 JUL 1992
REF 0792/92

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: PJB/CLL/Barclays.SBW

22nd July 1992

Dear Sir,

Re : SBW (Holdings) Limited
Ex Mattimore House Site, Fleet Street, Holbeach
Outline Planning Permission Number H09/0694/89

We act for Simon Geoffrey Biggin,who was appointed as Receiver to SBW (Holdings) Limited on 3rd July 1992.

Outline planning permission was granted by your Council on 3rd August 1989 for the development of this site, comprising 24 residential units and office accommodation (permission number H09/0694/89). That permission was subject to the usual condition requiring an application for approval of reserved matters not later than 3 years from the date of the permission. That period expires on 3rd August 1992.

This letter comprises our client's application to renew outline permission number H09/0694/89 on similar terms. We enclose:

(i) application site plan;

(ii) copy permission dated 3rd August 1989;

(iii) Certificate B;

(iv) application fee.

This property is now effectively in the hands of Barclays Bank Plc to whom it was secured some time ago. Had SBW (Holdings) Limited not suffered financial difficulties and gone into receivership, the site would undoubtedly have been developed in accordance with the 1989 consent. The Bank, through its Property Services Section, is now actively marketing the site with a view to an early disposal followed by implementation of the planning permission. The renewal of the 1989 outline consent would obviously assist in that disposal and, in the absence of sound reasons to the contrary, that renewal should indeed be granted

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forthwith.

As you will know, Circular 1/85 advises local planning authorities that planning permissions in circumstances such as this should be renewed unless:

(a) there has been some material change in planning circumstances since the original permission was granted; or

(b) continued failure to begin the development will contribute unacceptably to uncertainty about the future pattern of development in the area; or

(c) the application is premature.

We can dispose of the last consideration at the outset. As we have mentioned above, this consent expires at the beginning of August and so the renewal application cannot in any sense be regarded as premature.

So far as the first consideration is concerned, there has been no material change in planning circumstances since August 1989. We understand that the Planning Committee approved a development boundary for Holbeach via a non-statutory plan in 1984. That development boundary has not been amended since August 1989. Clearly, this development was considered to be acceptable in 1989 and must also be considered acceptable in mid-1992.

We understand that the Consultation Draft of the South Holland Local Plan is not due to be published until the end of this year. Again, a renewal of planning permission for this site would not conflict with any statutory plan or prejudice the Local Plan process in any way.

The application site plan indicates that the site lies within a well-established area. A renewal of this planning permission will not "contribute unacceptably to uncertainty about the future pattern of development in the area". Indeed, we suggest that a renewal of the planning permission so that the development can proceed could in no way be regarded as detrimental to the area.

Accordingly, we look forward to hearing from you with the necessary written confirmation of renewal of the 1989 planning permission. Please do not hesitate to let us know if you need any further information to assist you with this application.

Yours faithfully,

HEWITSON BECKE & SHAW

660. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (continued)

Plan No. and Applicant		Proposal
H04/1167/91 Mr M S L Rollinson, Mrs J Patrick, Mr A Burton, Mr M R Barnsdale, Mr P Thorley, Mr E R Clay, Messrs Poddingtons	O.A.	Residential development at Town Dam Lane, Donington.

(It was also agreed that an additional note be attached to the permission stating that any development must take into account the density and characteristics of the area in which the site is situated.)

(Councillor M.S.L. Rollinson declared an interest in this application and left the Council Chamber during consideration thereof.)

H16/0280/92 Mr N Thorold		6' fence next to highway at 74 Bourne Road, Spalding.
H14/0689/92 R G Atkinson		Bungalow and garage on site adjacent to 78 Church Street, Pinchbeck.

(It was reported that the letter of objection to the above proposals had been withdrawn.)

H09/0792/92 S G Biggin	O.A.	Residential development comprising of 24 units plus office accommodation (renewal of H09/0694/89) at Ex Mattimore House Site, Fleet Street, Holbeach.
H05/0830/92 Mr & Mrs V Zammitt		Change of use from residential to residential and the breeding and kennelling of dogs at Rhinestone Cottage, Foxes Low Road, Holbeach.

(Subject to the deletion of recommended conditions 1 and 5 and to the imposition of an additional condition prohibiting the boarding of dogs on the site.)

H23/0217/92 Mrs B Bolton		Outbuilding to be used for retail saddlery and horse feed premises at The Bungalow, Cobgate, Whaplode.
H11/0804/92 Executors of the Late Mr R I Wing	O.A.	Two detached dwellings adjoining Grasmere, Lime Walk, Long Sutton.

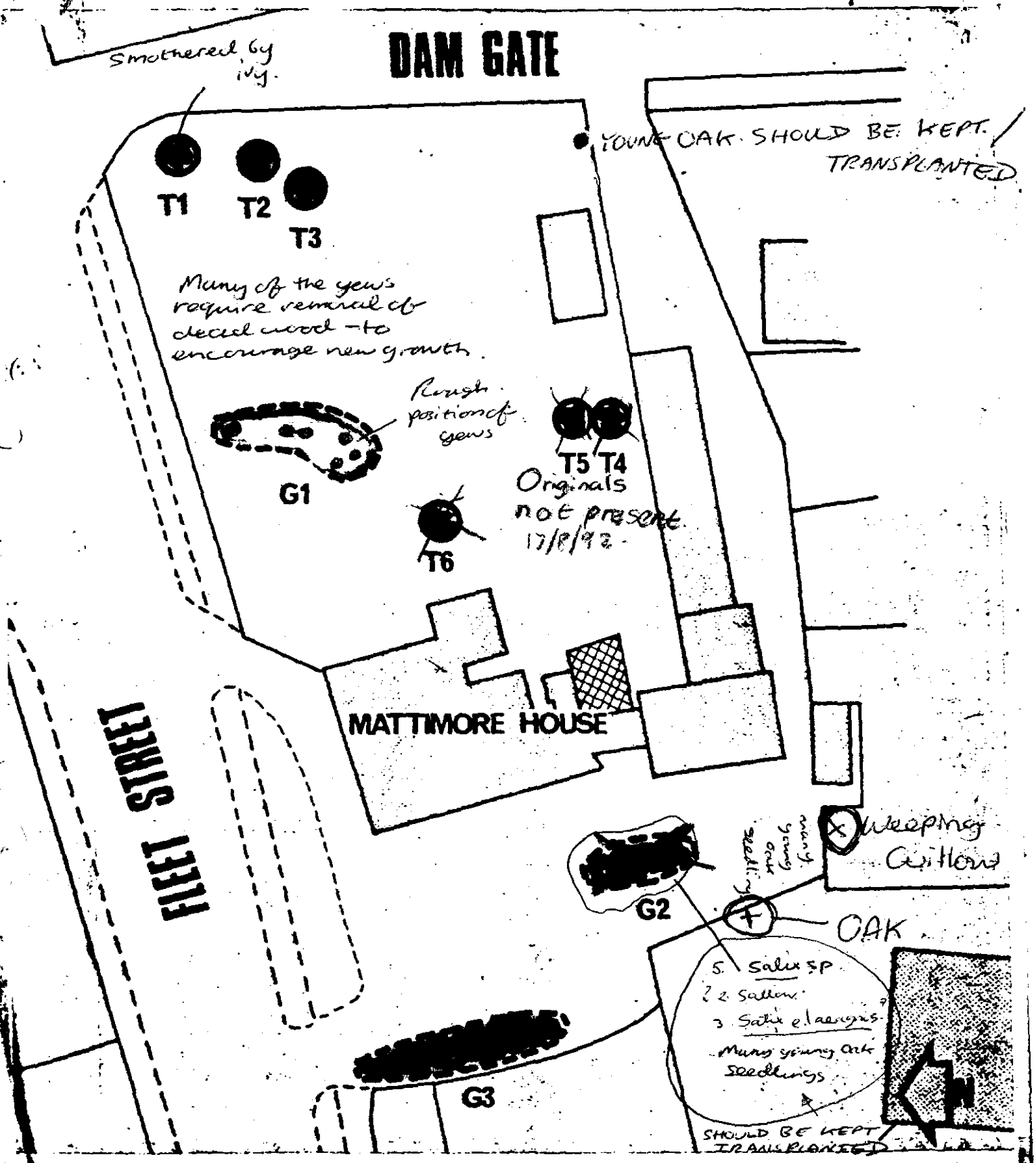
(b) **Applications Refused**

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
H16/0566/92 W J Mumford & Son Ltd	O.A.	Fourteen 1-bed apartments including details of siting design and means of access at 4 Woolram Wygate, Spalding.

PLEASE ALSO SEE . Drawing No L.S.8555.3 — 894/89

SOUTH HOLLAND DISTRICT COUNCIL



HOLBEACH TREE PRESERVATION ORDER No 8 (1977) A

PLAN No.	
SCALE	1:500
DATE	OCTOBER '77
CASE	

B. SMITH M.R.T.P.I.
District Planning Officer

ORDER 17/8/92

HOLBEACH T.P.O. No 8 1977. A.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map.	Description.	Situation
✓ T.1	Yew	In the grounds of Mattimore House adj to Dangate
✓ T.2	Yew	" " " " " " " " "
✓ T.3	Yew	" " " " " " " " "
T.4	Yew	To the south-east of Mattimore House
T.5	Yew	" " " " " "
T.6	Tulip Tree	To the east of Mattimore House

NOT PRESENT 17/8/92.

TREES SPECIFIED BY REFERENCE TO AN AREA*

(within a dotted black line on the map)

No. on Map.	Description.	Situation

NONE

GROUPS OF TREES*

(within a broken black line on the map)

No. on Map.	Description.	Situation
✓ G.1	Group consisting of ~~8 Yew and 1 Holly trees~~ 6 Yew	To the east of Mattimore House
G.2	Group consisting of 4 Lime and 1 Oak trees	To the south-west of Mattimore House
✓ G.3	Group consisting of 2 Oak, [redacted] 1 Yew trees	To the west of Mattimore House

NOT PRESENT 17/8/92. Although Oak adjacent to this group on adjoining Property?

WOODLANDS*

(within a continuous black line on the map)

No. on Map.	Description.	Situation

NONE

* The word " NONE " must be entered where necessary.