SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0806/93 Received:09-SEP-93 Type:OUTLINE

Name: Mr T E Simpson
78 Boston Road
Holbeach
Spalding
Lincs

Agent: A P Sales
38 New Road
Spalding
Lincs

Description: Residential development

Location : Rear of 78 Boston Road Off Manor Drive
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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 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 Manor Drive.

The most appropriate form of development upon this site is considered to be bungalows.

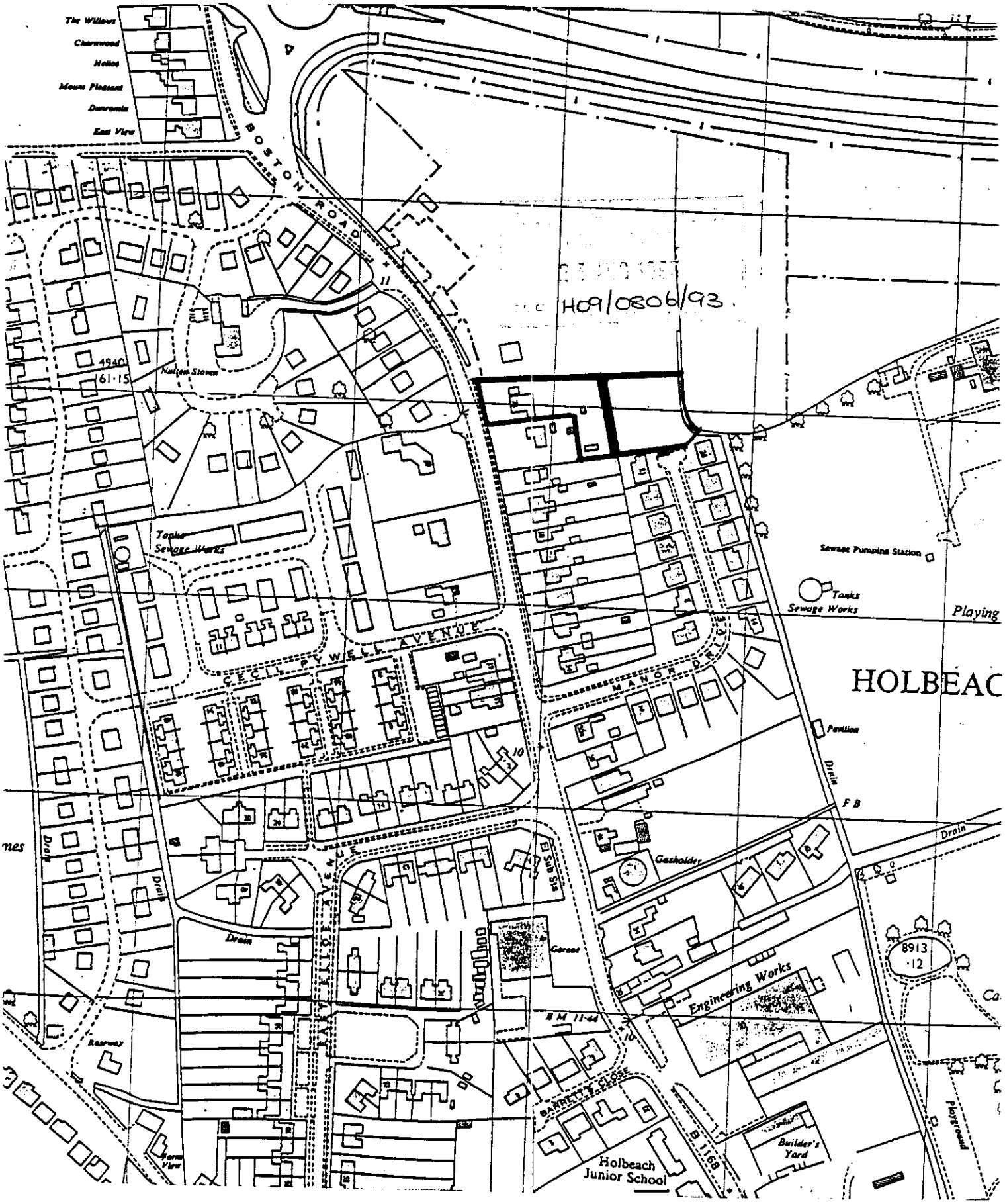
Your attention is drawn to the attached advice from Anglian Water dated 14 September 1993.

Director of Planning and Building Control Services
11-OCT-93 H09/0806/93

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)


The Willows
Charnwood
Hollies
Mount Pleasant
Dunromin
East View
BOSTON ROAD
H09/0806/93.
4940
61·15
Nailpen Stones
Tanks
Sewage Works
CECIL PYWELL AVENUE
MANOR DR.
Sewage Pumping Station
Tanks
Sewage Works
Playing
HOLBEAC
Pavilion
Drain
F B
Gasholder
El Sub Sta
Garage
Engineering Works
8913
·12
BM 11·44
BARRETTS CLOSE
Holbeach
Junior School
Builder's
Yard
Playground
Drain
Roadway
Farm
View

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0806/93

Date Registered 23 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. T.E. Simpson
78 BOSTON ROAD,
HOLBEACH,
SPALDING,
LINCS
Tel. No.

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

A P SALES
38 NEW ROAD,
SPALDING

OFFICE COPY

Tel. No. 0775 725100
(Personal contact name) MR A. PORTER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

REAR OF 78 BOSTON ROAD/OFF MANOR DRIVE _ Holbeach

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RENEWAL OF H09/756/89

Please complete

Signed..... A P Sales ..... Date...18/8/93.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £240..... If you consider no fee is payable include a written explanation instead.

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 Certificate**

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

Please state Site Area 0.17 (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. XXXX

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**	XXXXXXXXXX

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

A. Please state Reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	H09/0756/89

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 previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**	

TYPE OF DEVELOPMENT

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

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: Not Known

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

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: Manor Drive
Will there be --
Individual access(es)
New estate road ✓

C. What provision will be made for garages or parking within the site?

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaway

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (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 A P Sales (Applicant/Agent) Date 18/8/93

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

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed A P Sales (Applicant/Agent) Date 18/8/93

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : currently vacant land/garden
Boundaries :
Site Features : Playing field to N + E. Appears has property to west. Bungalows along Manor Drive.

Inspected by DMG
Date 2/9

Site Notice posted by
Date
Expiry DMG 2/9.

Amended notice DMG 11/9.

Individual Resident Notices required:

Addresses to be sent to –

26 Manor Drive
11A — " —
Hobarch County Junior School, Boston Rd.
74, 76, 80 Boston Rd.

Addresses delivered to –

Case Officer Conclusions DMG 7/11.

~~Site~~ Site previously had outline consent for residential development (H/0754/89)
No material change in planning circumstances.

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 DMG Date 7/11.

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~
Disabled
~~Prev~~ conditions
Amended plans –
Dwg no:
Received:

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

TL2 (1)
2 (1) SC8. Reason standard
3 (2) SC21 — " —
4 (3) SC22 — " —
5 (4) F1 reason F1 — Manor Drive.

Note
(1) The most appropriate form of development upon the site is considered to be bungalows.
(2) SN7 — Anglian Water dated 14/9/93

DC INSTRUCTION SHEET

APPLICATION REF: H09/0606/93

Directions

Art 7 ☐ RM checklist ☒

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required				✓	

Reg 4 ☑ DMG 3/9

Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: ① Block plan (eg 1:500 or 1:200 scale) required showing details of access to Manor Drive.
Details needed ② Access to the public highway appears to be over land currently in the ownership of 11A Manor Drive. Notice will therefore need to be served upon the relevant owner(s).

Other.....

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

Revalidation after Direction

Information satisfactory Signed..... DMG Date..... 3/9

Valid date: 9/9

Amended description

Reconsultations: All ☑ See below ☐ (including neighbours) (include plan & letter to PC)

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

RECONSULTS
Press
PC
WM
Residents

Case Officer: DAVID GEDNEY
Senior Officer Confirmed ..... Date 27/8 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £240.

Receipt No P3169

Date first Rec'd 23 AUG 1993

Registration

Reference H09/0806/93.

Cross-Ref —

Date 24/8/93.

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Residential Development

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

Fees
- Correct fee £240.
- Nil fee ☐
- Discounted ☐
- Previous app - ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet [illegible] OS Plots
Grid ref 5 3[illegible] 3[illegible]400

Ward [illegible] Parish HOLBEACH

Inside IBD [illegible] Inside LP area [illegible]

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 [illegible]600 ☐ Dist Bound

Linked to property Ref ☐ Other:

Planning Records:
Earlier apps -736/81.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0806/93

OUTLINE

Applicant: Mr T E Simpson
Tel:

Agent: A P Sales
0775 725300 Mr Porter

Description: Residential development

Location: Rear of 78 Boston Road
Off Manor Drive
Holbeach
Spalding, Lincs

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

DEVELOPMENT/CONSTRAINTS

Size: .17 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier, 26 Manor Drive	15-SEP-93	06-OCT-93	
Owner/Occupier, 11A Manor Drive	15-SEP-93	06-OCT-93	
The Headmaster, Hol. County Jnr. School	15-SEP-93	06-OCT-93	
Owner/Occupier, 74 Boston Road	15-SEP-93	06-OCT-93	
Owner/Occupier, 76 Boston Road	15-SEP-93	06-OCT-93	
Owner/Occupier, 80 Boston Road	15-SEP-93	06-OCT-93	
Site/Press Advert MIN	16 ~~14~~-SEP-93	07 ~~05~~-OCT-93	
Clerk to Holbeach PC 0406 26739	15-SEP-93	29-SEP-93	Further info. rec'd.
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: 535730 325400
OS Sheet: 150 Parcel:

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0806/93

OUTLINE

Applicant: Mr T E Simpson
Tel:

Agent: A P Sales
0775 725300 Mr Porter

Description: Residential development

Location: Rear of 78 Boston Road
Off Manor Drive
Holbeach
Spalding, Lincs

Valid date: ~~23-AUG-93~~ 9-SEP-93
Terminal date: ~~18-OCT-93~~ 4-NOV-93
Target dates:
To case officer 30-AUG-93
Inspected by 06-SEP-93
Extra contacts 13-SEP-93
Report if not clear by 27-SEP-93
Target Committee: 06-OCT-93
Report deadline: 22-SEP-93
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .17 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~31-AUG-93~~ 2 Sept	~~21~~ 23-SEP-93
Clerk to Holbeach PC	0406 26739	26-AUG-93	09-SEP-93
Cllr N I Capes	0406 23830	26-AUG-93	02-SEP-93
Cllr T G M Tyler	0406 22285	26-AUG-93	02-SEP-93
Cllr D S Venni		26-AUG-93	02-SEP-93

SITE RECORD

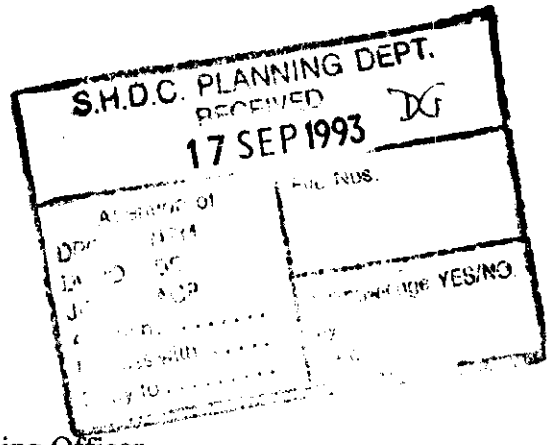
Grid ref: 535730 325400
OS Sheet: 150 Parcel:

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/930106
Your ref H09/0806/93

14 September 1993

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

Dear Sir,

Proposal : Residential development
Location : Rear of 78 Boston Road, Holbeach, Spalding
Applicant: Mr T E Simpson

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

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

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

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

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.

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

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

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

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

13 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

AP SALES

ESTATE AGENTS, VALUERS, SURVEYORS AND AUCTIONEERS

Alan H. Porter, ANAEA
Angela M. Newton, FNAEA, CPEA

38 New Road
Spalding
Lincs. PE11 1DW
Telephone (0775) 725300
Mobile (0860) 818425
Fax (0775) 722800

Your Ref: H09/0806/93
Our Ref: AHP/AMN

7th September 1993

For the attention of Mr. D.M.Gedney
South Holland District Council
Planning Dept
Priory Road
Spalding

Dear Sirs,

land to the rear of 78 Boston Road,off Manor Drive, Holbeach.

We acknowledge receipt of your communication dated 3rd instant and enclose block plans showing details of access to Manor Drive.

Mr. T.E. Simpson owns all the land edged red on the application site. He acquired the access some time ago from the late Mr. English who lived at 11a Manor Drive.

Yours faithfully,

SOUTH HOLLAND D.C.
PLAN DEPT
0 9 SEP 1993
REF 0806/93

AP SALES

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

Note: Further information received

Application no: H09/0806/93

Applicant: Mr T E Simpson
78 Boston Road
Holbeach
Spalding
Lincs

Agent: A P Sales
38 New Road
Spalding
Lincs

Description: Residential development

Location: Rear of 78 Boston Road Off Manor Drive
Holbeach Spalding, Lincs

Type: OUTLINE

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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

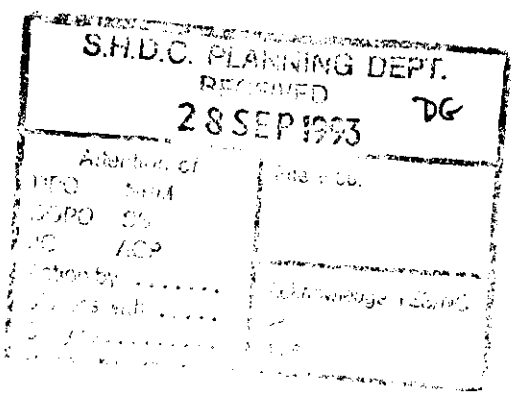
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0806/93

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Rear of 78 Boston Road, off Manor Drive Horbeach

3. Name, classification and number of road

UC

4. Date application referred 23-9-93

5. State whether outline, detailed application etc.

OL

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

Residential Development.

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

Delete as appropriate

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

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

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

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

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

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Details of the access to the site shall be reserved for subsequent approval

Already covered within S.106.

(2) F1

Delete as appropriate

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

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

(1) B6

(2) F1 - - - Manor Drive

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

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 SEP 1993
DG

Please contact: Mr. Staines

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

Our Ref. RS/PAP/806/93/FES **Your Ref.**

Date 9 September 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. T.E. SIMPSON
RESIDENTIAL DEVELOPMENT - OFF MANOR DRIVE HOLBEACH

The South Holland District Council's 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 which drains via the bordering privately owned and maintained dyke to my Board's Gas House Drain situated some 230 metres to the South East.

The intervening route which has been partially culverted is privately owned.

The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-		Contribution
Percentage Fee		
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

I understand a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately,bearing in mind that high ground

Our Ref: RS/PAP/806/93/FES 9 September 1993

water levels may be experienced during periods of prolonged heavy rainfall.

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

Yours faithfully,

ENGINEER TO THE BOARD

A.P. Sales
38 New Road
Spalding
Lincs

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: H09/0806/93

Applicant: Mr T E Simpson
78 Boston Road
Holbeach
Spalding
Lincs

Agent: A P Sales
38 New Road
Spalding
Lincs

Description: Residential development

Location: Rear of 78 Boston Road Off Manor Drive
Holbeach Spalding, Lincs

Type: OUTLINE

Date received: 23-AUG-93

26-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 09-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 SEP 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: H09/0806/93

Applicant: Mr T E Simpson
78 Boston Road
Holbeach
Spalding
Lincs

Agent: A P Sales
38 New Road
Spalding
Lincs

Description: Residential development

SOUTH HOLLAND D.C.
PLANNING DEPT
9
13
REF Valid

Location: Rear of 78 Boston Road
Off Manor Drive
Holbeach
Spalding, Lincs

Type: OUTLINE

Date received: 23-AUG-93

03-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

- Block plans eg 1:500 or 1:200 scale (4 copies) showing details of access to Manor Drive.
- It appears that access may be proposed over land currently in the ownership of 11A Manor Drive. If so, notice will need to be served upon the relevant owner(s).

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3169
Date received : 23-AUG-93

Received from

T E Simpson

Address

78 Boston Road
Holbeach
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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

AP SALES

ESTATE AGENTS, VALUERS, SURVEYORS AND AUCTIONEERS

Alan H. Porter, ANAEA
Angela M. Newton, FNAEA, CPEA

38 New Road
Spalding
Lincs. PE11 1DW
Telephone (0775) 725300
Mobile (0860) 818425
Fax (0775) 722800

Your Ref:

Our Ref: A hP/Amn

19th August 1993

South Holland District Council
Planning Dept
Priory Road
Spalding

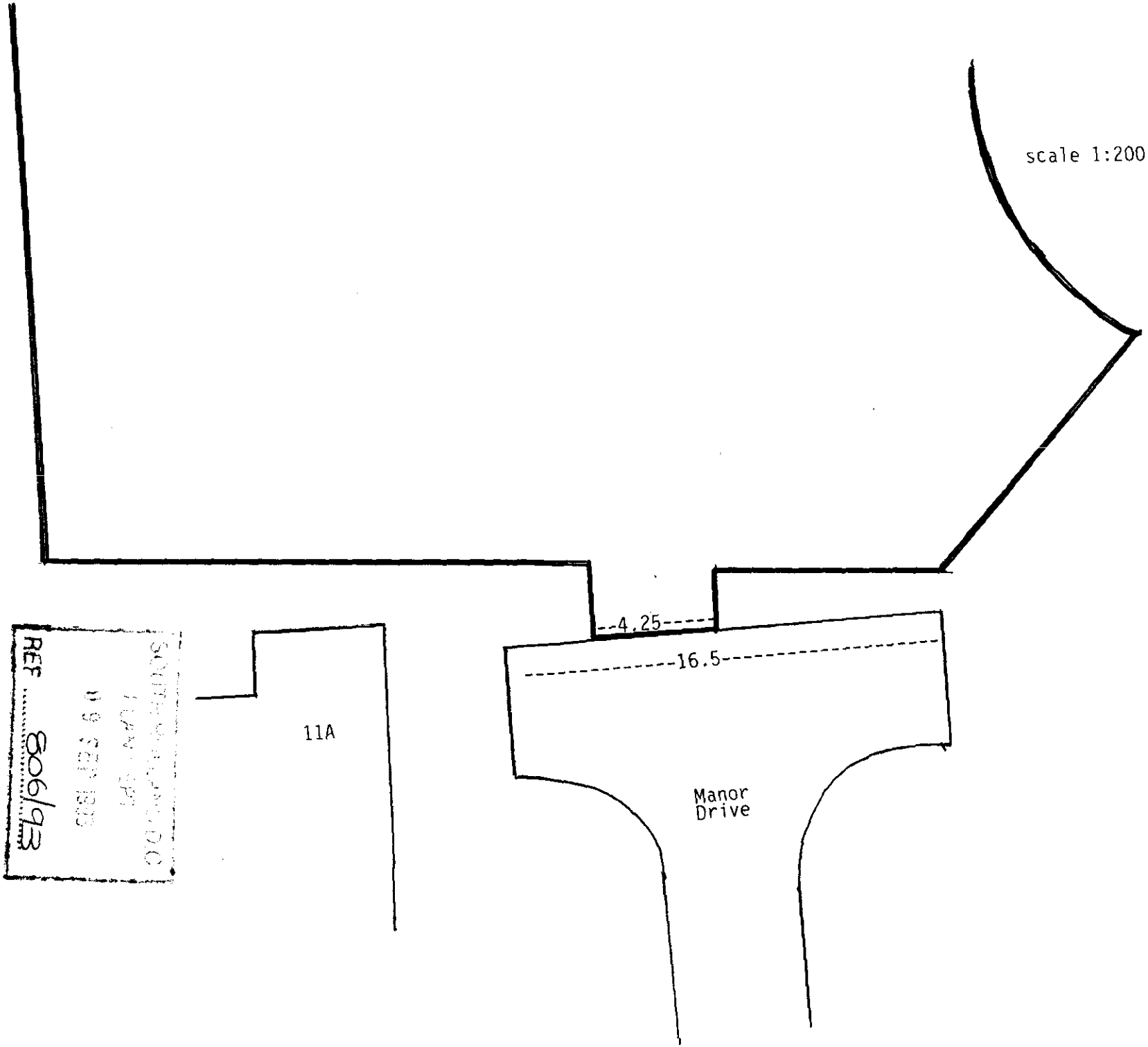
Dear sirs,

Land to the rear of 78 Boston Road/off Manor Drive, Holbeach
Renewal of H09/756/89

Herewith application for the renewal of H09/756/89 together with cheque for £240.

Yours faithfully,

AP SALES


scale 1:200
4.25
16.5
11A
Manor
Drive
REF 806/93