

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0838/93

Received: 21-OCT-93 Type: OUTLINE

Name: Messrs M & A Forman
Hill View
Marsh Road
Holbeach Hurn
Spalding, Lincs

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Demolition of former cottage (one) and erection of two cottages with access to garages

Location : Low Road Holbeach Hurn
Spalding Lincs

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

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

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

- 2 Before any development is commenced, 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. Such scheme shall provide for the planting of a hedge along the frontage of the site with Low Road.

Reason: In the interests of visual amenity.

- 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 approved scheme is implemented satisfactorily.

- 4 The dwellings hereby approved shall be designed in a cottage idiom and constructed in materials traditional to the locality.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
02-DEC-93 H09/0838/93

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.

PRODUCED ON LICENSE FROM THE
 ORIGINAL MAPPER. THIS PLAN IS
 NOT TO BE USED FOR ANY PURPOSE

South Holland District Council

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 Survey's 1:2500 scale map
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 Her Majesty's Stationery Office
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1:2500

3343
 21-323ha
 52-69

4435
 769ha
 1-90

B M 521m

5232
 178ha
 44

Rose and Crown
 (P.H.)

5632
 1077ha
 1-19

6241
 1287ha
 3-18

6835
 2022ha
 5-00

6025
 1562ha
 3-86

6821
 1085ha
 2-21

Holbeach Hurn

SOUTH HOLLAND D.C.
 PLAN DEPT

14 SEP 1993

REF 838/93

2513
 219ha
 1-54

B M 472m

St Luke's Church
 (C of E)

3308
 518ha
 1-28

Old Chequers

War Meml

Poultry House

4400
 530ha
 1-31

4400
 1004ha
 1-01

393

394

395

396

397

9

10

11

12

Hectares

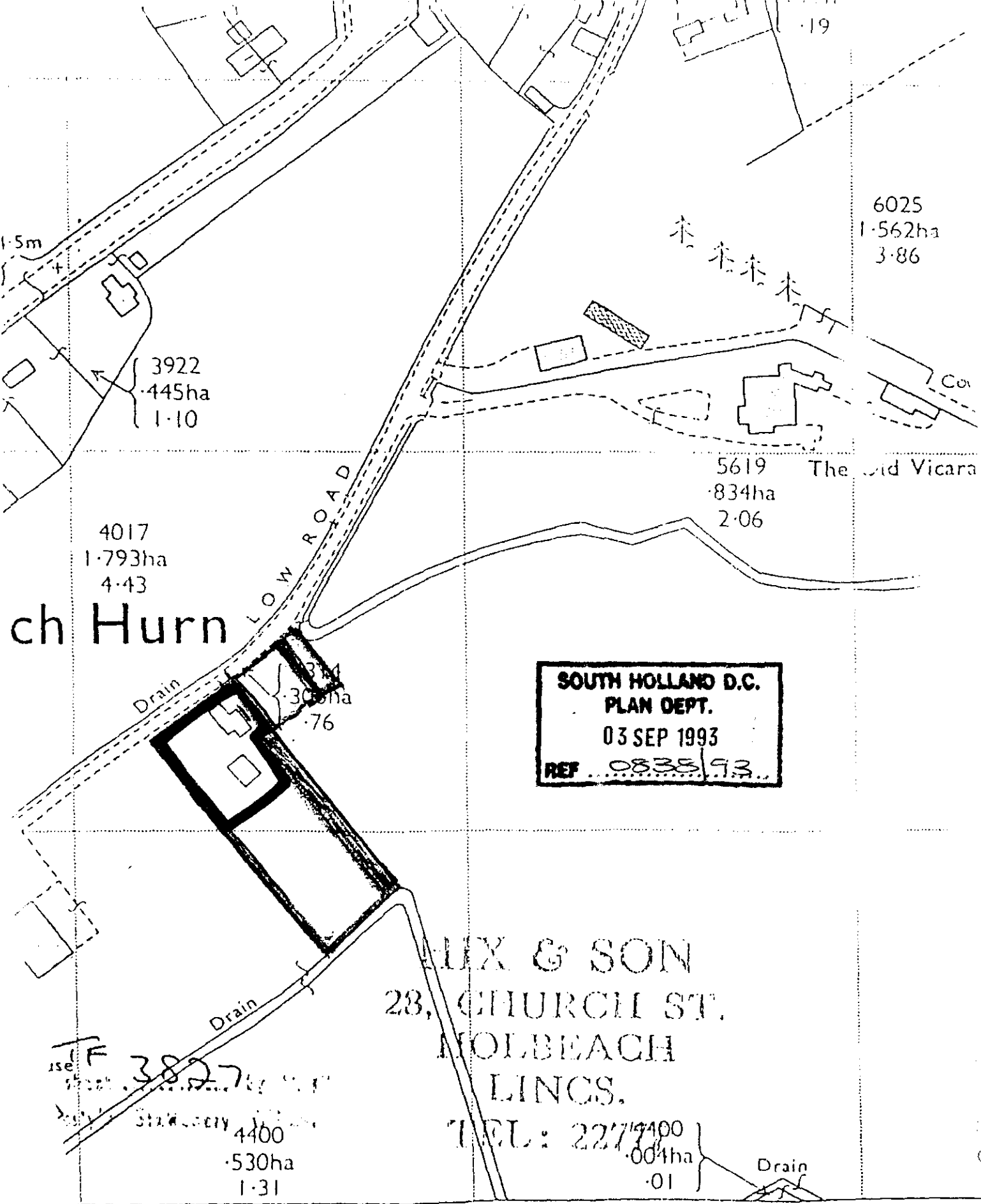
One grid square on this plan
 represents one hectare.

Acres

20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

Metres

ch Hurn



SOUTH HOLLAND D.C.
PLAN DEPT.
03 SEP 1993
REF. 0835/93

ALEX & SON
28, CHURCH ST.
MOLBEACH
LINCS.
TEL: 22771400

- Given info by [unclear]
- Given info by [unclear]
- Retained by [unclear]

PLANNING APPLICATION

For office use only

Application No. H09/0838/93

Date Registered 03 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS M & A FORMAN
HILL VIEW
MARSH ROAD
HOLBEACH HURN
SPALDING
LINCOLNSHIRE
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

ROYTHORNE & COMPANY
10 PINCHBECK ROAD
SPALDING
LINCOLNSHIRE PE11 1PZ

Tel. No. (0775) 724141

(Personal contact name) N G INGREY ESQ

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LOW ROAD, HOLBEACH HURN

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF FORMER PAIR OF COTTAGES AND REPLACEMENT ROW OF TERRACED COTTAGES (3)
WITH ACCESS TO REAR GARAGES

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £120

If you consider no fee is payable
include a written explanation instead.

Signed... Roythorne & Co...

Date...

01.09.93

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 worksor This is an **outline** application
☒ (✓)
☒ (✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area .09 (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 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:

3

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

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

N/A

sq. metres
metres
metres
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.

FORMER PAIR OF COTTAGES

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

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

☐☒

If so, name of road:

Will there be --
Individual access ☒
New estate road ☐

GARAGES TO THE REAR

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
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:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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
NO
NO
NO
NO

→ If so, please give details in Part 6

→ If so, please complete Part 7

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 THE
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)

BENEFICIARY

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 (Applicant/Agent) Date

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

State Name and address of owner:

DEREK FORMAN

HILL VIEW, MARSH ROAD, HOLBEACH HURN AND

State Date notice served: 02.09.93

DANIEL WATSON

28 DRAKES CLOSE, HOLBEACH

Signed (Applicant/Agent) Date 01.09.93

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 (Applicant/Agent) Date 01.09.93

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours :

Boundaries :

Site Features : OVERGROWN SITE
SMALL RED BRICK GARAGE
WITH WOODEN OUTBUILDINGS
NOT WEATHERIGHT - NO WINDOWS
FULLY GLAZED; DOOR OPEN

Inspected by
Date 29/6/93

Site Notice posted by
Date 29/6/93
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

? TWO COTTAGES - TWO
SHALL
? ASSIGNMENT

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer Recommendation

Approve ✓
(or equiv) Refuse
(or equiv)

Signed Date 30/6/93

Notes:

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

Conditions/Reasons: (cont overleaf)

① STANDARD OUTLINE CONDITIONS

② ① SC 21. ADD

SUCH SCHEME SHALL PROVIDE
FOR THE PLANTING OF A
HEDGE ALONG THE FRONTAGE
OF THE SITE WITH LOW ROAD.

② ③ SC 27

THE DWELLINGS HEDGERAY
APPROVED SHALL BE
DESIGNED IN A COTTAGE
IDiom AND CONSTRUCTED
IN MATERIALS TRADITIONAL
TO THE LOCALITY.

REASONS :-

① ST. OUTLINE

② SC 21

③ SC 27

④ IN THE INTERESTS OF
VISUAL AMENITY.

DC INSTRUCTION SHEET

APPLICATION REF: H09 | 0838 | 93

Directions

Art 7



RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4



Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt



Non-std:
Details
needed

PLEASE SHOW ON 1/500 SCALE PLAN (OR
OTHER SUITABLE SCALE) THE LAYOUT OF
THE PROPOSED DWELLINGS, THEIR INDIVIDUAL
CURTIAGES, CAR PARKING AND ACCESS.

Other.....

Direction authorised by Senior Officer.....

Date..... 15/9

Revalidation after Direction

Information satisfactory

Signed.....

Date..... 22/4

Valid date:

Amended description

Demolition of former Row
of cottages + replacement
row of cottages (a) with
access to garages

Reconsultations:

All

See below



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

Precise details:

Additional Consultation/Publicity Required

(Note - see departure!)

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

Consultations:
County
E Heritage
Societies G ROW

ON DESCRIPTION
CHANGE
SEE LETTER
OF 10/11/93
RECONSULTS

Extra Consultations:

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

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

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

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

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

Press ✓
PC ✓
WM ✓
Residents

See Site

Case Officer: J. A. Blackman

Senior Officer Confirmed.....

Date..... 28/4

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P3213

Date first Rec'd 03 SEP 1993

Registration

Reference H09/0838/93

Cross-Ref

Date 6/98

Validation

TYPE OUTLINE

Site area
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 £120

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 115 OS Plots
Grid ref 537430 327100

Ward 9 Parish HURBURN

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards -

Linked to site

Ref 1644

Linked to property

Ref

Dist Bound

Other: Development
Borehole

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

Planning Records:
Earlier apps

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

BRIAN SM. 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



H09/0838/93
OUTLINE

Applicant: Messrs M & A Forman
Tel:

Agent: Roythorne & Co
0775 724141 N G Ingrey

Description: Demolition of former cottage
(one) and erection of two
cottages with access to
garages
Location: Low Road
Holbeach Hurn
Spalding
Lincs

Valid date: 21-OCT-93
Target dates:
To case officer 28-OCT-93
Inspected by 04-NOV-93
Extra contacts 11-NOV-93
Report if not clear by 25-NOV-93

Terminal date: 16-DEC-93
Target Committee: 07-DEC-93
Report deadline: 23-NOV-93
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints:
DEV. BRIEF AREA

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	29-OCT-93	19-NOV-93	} INFORMED OF ATTENDED DESCRIPTION
Clerk to Holbeach PC 0406 26739	17-NOV-93	01-DEC-93	
Cllr J R Pearl 0406 32 207	17-NOV-93	24-NOV-93	

SITE RECORD

Grid ref: 539430 327120
OS Sheet: 118 **Parcel:**

L.C.C. - 083 Attached for C

BRIAN S 1 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



H09/0838/93
OUTLINE

Applicant: Messrs M & A Forman
Tel:

Agent: Roythorne & Co
0775 724141 N G Ingrey

Description: Demolition of former pair of
cottages and replacement row
of cottages (two) with access
to garages

Location: Low Road
Holbeach Hurn
Spalding
Lincs

Valid date: 21-OCT-93	Terminal date: 16-DEC-93
Target dates:	Target Committee: 07-DEC-93
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Report if not clear by 25-NOV-93	J BLACKLOCK

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Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints:
Dev. Brief Area

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	29-OCT-93	19-NOV-93
Clerk to Holbeach PC 0406 26739	25-OCT-93	08-NOV-93
Cllr J R Pearl 0406 32 207	25-OCT-93	01-NOV-93

SITE RECORD

Grid ref: 539430 327120
OS Sheet: 118 **Parcel:**

LCC Obs Attached jrc 4/11/93

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

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



Application no: H09/0838/93

Applicant: Messrs M & A Forman
Hill View
Marsh Road
Holbeach Hurn
Spalding, Lincs

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Demolition of former cottage (one) and erection of two cottages with access to garages

Location: Low Road Holbeach Hurn
Spalding Lincs

Type: OUTLINE

Date received: 21-OCT-93

17-NOV-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 01-DEC-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:

MAH

S.H.D.C. PLANNING DEPT.	
RECEIVED	
23 NOV 1993 50	
Admitted to	
DOO: MAA	
UPO: SC	
ADP	
1/11/93	

Messrs Roythorne & Co
20 Finchbeck Road
Spalding
Lincolnshire
PE13 1P2

J Blacklock

JB/SJS H09/08A8/93

1/5AW (FOR 04-1)

10 November 1993

Dear Sirs

Demolition of former pair of cottages and replacement row of
cottages (two) with access to garages - Low Road, Holbeach
Burn - Messrs M & A Forman

Thank you for your letter, dated 5 November 1993, in
connection with the above.

In view of the information contained in your letter, I
consider the wording of the application should be revised to
refer to the 'Demolition of former cottage (one) and
erection of two cottages with access to garages'.

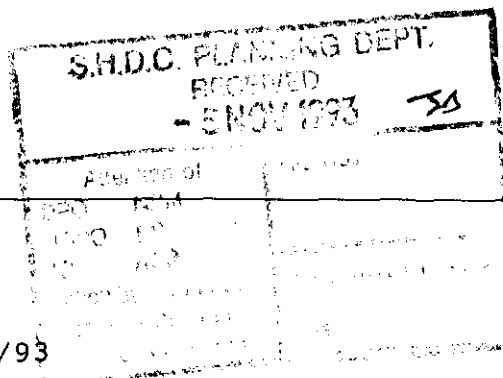
Could you please confirm that this revised description is
acceptable.

Yours faithfully

M R Hibler

M R Hibler
Principal Planning Officer
(Development Control)

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

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Date received: 21-OCT-93

25-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 08-NOV-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:

Support replacement dwellings

Signed:

Mr Judge

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H09/0833/93

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	9	4	2	7	1

2. Address or location

Low Road, Horbench Huron

3. Name, classification and number of road

UC

4. Date application referred

4-11-93

5. State whether outline, detailed application etc.

OL

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

DEMOLITION OF FORMER PAIR OF COTTAGES
& REPLACEMENT ROW OF COTTAGES (TWO)
WITH ACCESS TO GARAGES.

- 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:

4-11-93

Signed:

[Signature]
Director of Highways and Planning

2/11/93.

Telephone with Mr. Langley.
(Roythornes).

Agreed he should obtain
further information as to when
the cottages were last
occupied & information
confirming beyond doubt that,
in fact, the cottages
contained 2 units of
accommodation.

D.

JULIAN 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
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Spalding Lincs

Type: OUTLINE

Date received: 21-OCT-93

25-OCT-93

Dear Cllr J R Pearl

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

Applications can be determined under delegated powers in many cases, please let me know by 01-NOV-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully

JULIAN SMITH

Director of Planning and Building Control Services

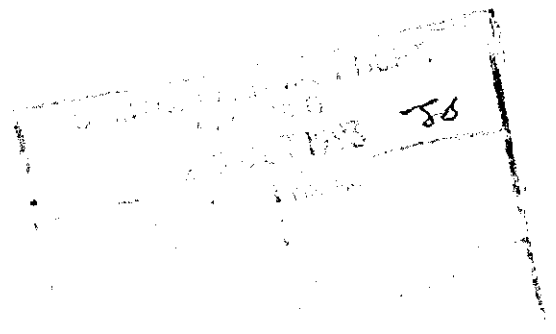
Cllr J R Pearl
Eckebury Farm
Holbeach St Matthew
Spalding Lincs
PE11 2EG

I request that this application be considered by Planning Committee, because

Councillor Pearl requires this to be a Committee decision

Signed:

[Signature]
27/10/93



BRIA WITH 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3213
Date received : 03-SEP-93

Received from

Roythorne & Co.

Address

10 Pinchbeck Road
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*K. LOWE*.....
(Authorised Collector)

H.K. ELLIS, LL.E (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
J.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.F.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)

Associates:

D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: H09/0838/93

Our Ref: I/LAW (FOR.44-1)

Date: 20 October 1993



ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING Lincs
PE11 1PZ

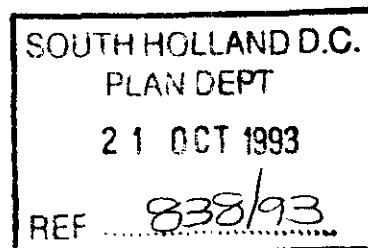
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Dear Sirs

Re: Forman: Low Road, HOLBEACH H'JRN

We return a copy of your letter of 16 September, together with four copies of a 1:500 scale plan showing the layout of the proposed dwellings, their individual curtilages and car parking and access. You will note that two dwellings are proposed and we should therefore be most grateful if you could amend the description of the proposed development to read, "demolition of former pair of cottages and replacement row of cottages (2) with access to garages".

Yours faithfully



The Principal Planning Officer
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Encs

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

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



Application no: H09/0838/93

Applicant: Messrs M & A Forman
Hill View
Marsh Road
Holbeach Hurn
Spalding, Lincs

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Demolition of former pair of
cottages and replace row of
terraced cottages (three) with
access to rear garages

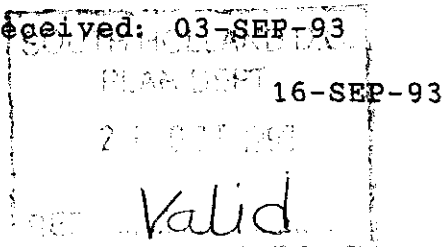
Location: Low Road
Holbeach Hurn
Spalding
Lincs

Type: OUTLINE

Date received: 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:

Please show on 1:500 scale plan (or other suitable scale) the layout of the proposed dwellings, their individual curtilages, car parking and access.

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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

A handwritten signature in dark ink, appearing to read "J Blacklock".

D&P

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-M/838/93/FES

Your Ref. Mr. Ingre

Date 15 September 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - MESSRS. M. & A. FORMAN REPLACEMENT DWELLINGS - LOW ROAD, HOLBEACH HURN

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

As your clients will doubtless be aware, there is a culverted Boards watercourse adjoining the North Eastern boundary of the site. The culvert was installed in 1977 with the agreement of the former owner of the property. This matter was referred to in correspondence in October 1990, your reference being GBE(E).

The pipeline consists of 300 mm diameter concrete pipes and were laid in order to alleviate complaints of flooding on land to the North of Low Lane. Since that time, no further complaints have been received although, as I am sure your clients will be aware, the likelihood of development in that vicinity may result in the Boards culvert having to be improved to accommodate increased rates of surface water run off.

With regard to your clients project, my Board will raise no objections in principal to the proposal subject to compliance with the Boards Byelaws as summarised on the enclosed standard conditions, the 9 metres clearance being measured from the centre line of the Boards pipeline.

In view of the fact that no details of the project have been included I am unable to comment further, but the following general advice is given.

I presume soakaway drainage systems are intended and 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 water levels may be experienced during periods of prolonged heavy rainfall.

In the event of soakaways not being installed for roof water disposal, you are advised that it is the Board's policy that where increased surface water flows are to be discharged 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 attenuation facilities are provided to limit flows to the "green field" situation.

Our Ref: RS/PA-M/838/93/FES

15 September 1993

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:-

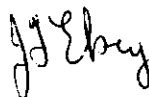
<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

In that eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,



ENGINEER TO THE BOARD

Roythorne and Co
Solicitors
10 Pinchbeck Road
Spalding
Lincs PE11 1PZ

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
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M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: H09/0838/93
Our Ref: I/LAW (FOR.44-1)
Date: 13 September 1993



ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING Lincs
PE11 1PZ

Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Dear Sirs

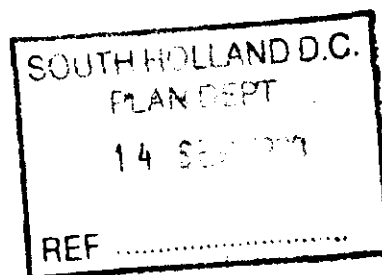
Re: Messrs M A Forman: Low Road, HOLBEACH HURN

We return your copy letter dated 6 September, together with four copies of the location plan duly marked as requested.

Could you please acknowledge safe receipt and confirm that the application will be determined as soon as possible.

In the meantime, we enclose our cheque for £10 in payment of your charges and should be most grateful if you would acknowledge payment by returning the enclosed invoice duly receipted.

Yours faithfully



Mrs K Lowe
South Holland District Council
Planning Department
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Encs

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



Application no: H09/0838/93

Applicant: Messrs M & A Forman
Hill View
Marsh Road
Holbeach Hurn
Spalding, Lincs

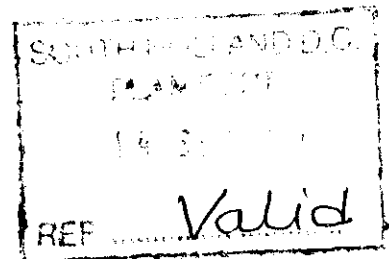
Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Demolition of former pair of
cottages and replace row of
terraced cottages (three) with
access to rear garages

Location: Low Road
Holbeach Hurn
Spalding
Lincs

Type: OUTLINE

Date received: 03-SEP-93



06-SEP-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:

Four copies of a 1:2500 site location plan with site outlined red and any adjoining land in blue. Those submitted were not to the scale required.

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

K Lowe
Principal Administrative Officer

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
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J.F.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: I/LAW (FOR.44-1)
Our Ref: 1 September 1993
Date:



ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING Lincs
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Dear Sirs

Re: Forman: Low Road, HOLBEACH HURN

We enclose application for planning permission in quadruplicate, together with four copies of the related location plan with the site edged in red. The completed ownership certificates appear on the application form.

The Applicants propose to demolish the existing former pair of cottages which are on the site with a view to developing a row of three terraced cottages with access to rear garages. Although the application is submitted in outline the intention here is to create low cost housing which will enable local villages to get on the housing market without having to move away from Holbeach Hurn.

In view of the history of the site, which has long been associated with a residential use, we would hope that you will feel able to commend the application to your Planning Committee.

Our cheque for £120 in respect of the fee is enclosed.

Yours faithfully

The Chief Planning Officer
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Encs

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: N Midlen
Principal Planning Officer

To: J Blacklock
Senior Planning Assistant

Our Ref: NRM/LJ H09/0838/93

Your Ref:

Date: 18 Jan 1995

ERECTION OF COTTAGES, LOW ROAD, HOLBEACH HURN - H09/0838/93

Following a query from the Applicant about the Drainage Boards By-Laws, I was looking through the file relating to this outline planning permission, and I noticed that the standard outline condition, requiring the submission of details, has been omitted. This seems to have been missed at the checking stage both by you and Andrew, but I do note that your instructions do not specify which of the outline conditions you wish to have imposed. Whether that contributed to the Word Processor Operators omission to put either on the condition notice I do not know. We should however, specify whether it is SC1 or SC8 we require to be imposed in the future. I have asked Andrew to issue a second Decision Notice, with an explanatory letter to the Agents on this point.

The other point I noticed is that Councillor Pearl asked for this application to go to the Planning Committee. In the event it did not do so, but was dealt with under delegated powers - did we clear this with him?



N Midlen
Principal Planning Officer
Development Control

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
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M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: JB/SJSH09/0838/93
Our Ref: I/LAW (FOR.44-1)
Date: 15 November 1993



ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING Lincs
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

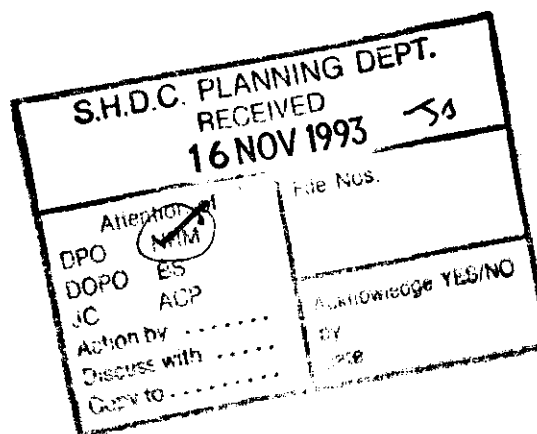
Dear Sirs

Re: Messrs M & A Forman: Low Road, HOLBEACH HURN

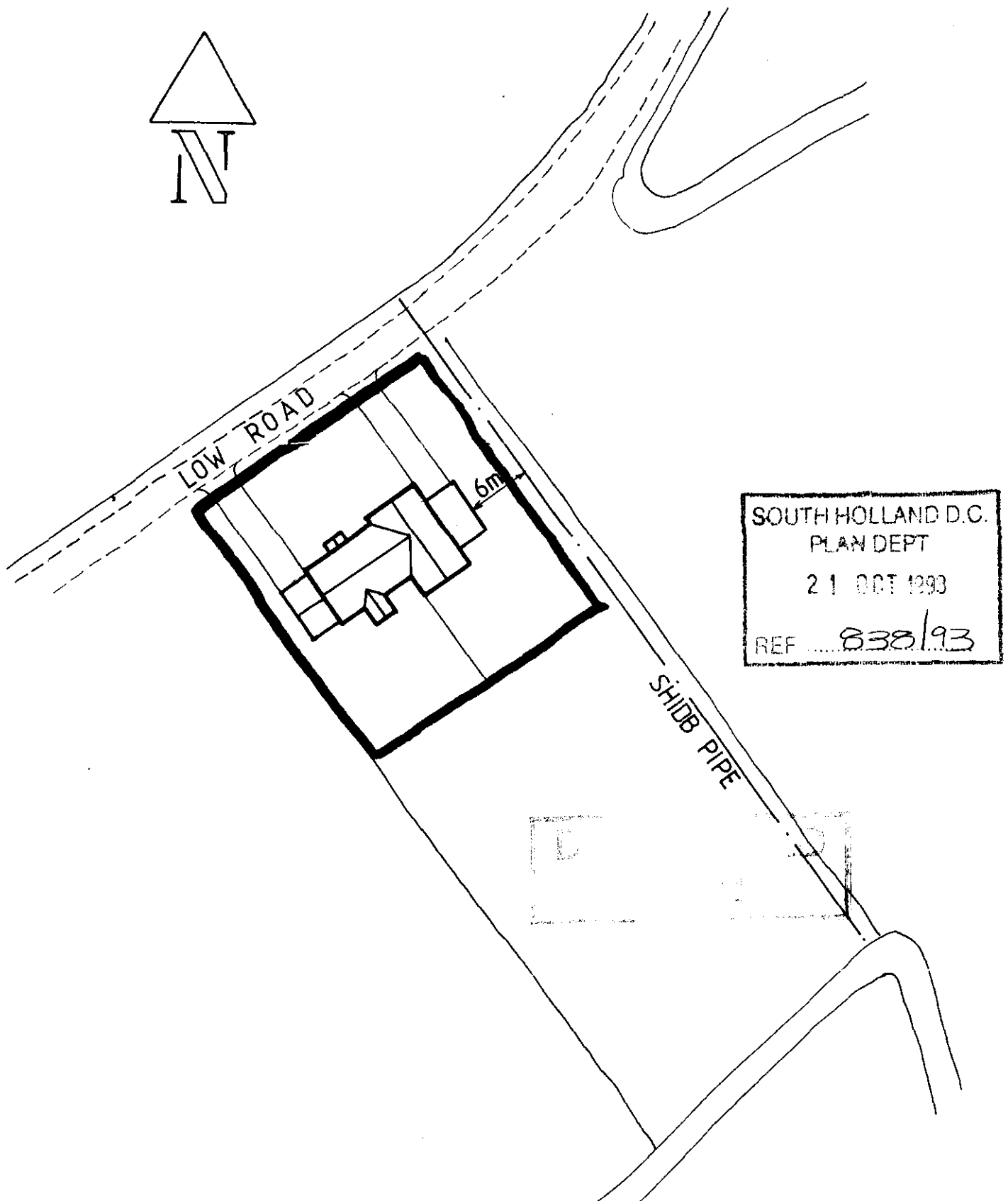
Thank you for your letter of 10 November.

We confirm our agreement to your proposal.

Yours faithfully



The Principal Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Dwg 147/8. Scale 1:500. October 1993.

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
32 High Street, Helpringham, Sleaford, Lincolnshire. NG34 0RA.
Telephone (0529421) 646/7 Fax. (0529421) 358