BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0967/91 Received: 18-OCT-91 Type: OUTLINE

Name: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Mr R K Ely
Wynchlode House
Pinstock Lane
Gedney
Lincs PE12 0BT

Description: Residential Development of a single plot for a bungalow and garage

Location : Land off Fairfields Spalding Road
Holbeach Spalding

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.

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SOUTH HOLLAND DISTRICT COUNCIL

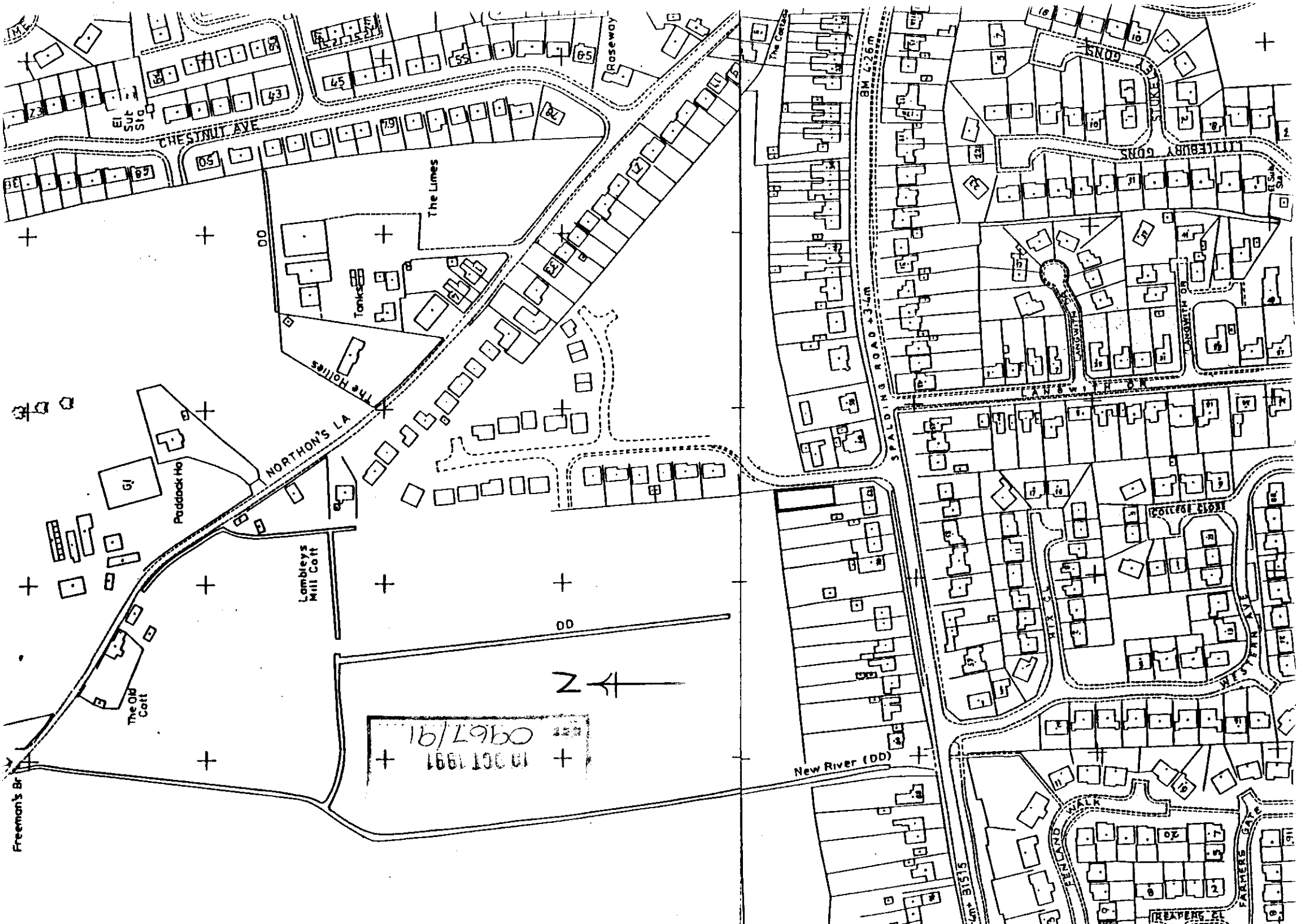
3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated 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.

Director of Planning and Building Control Services
26-NOV-91

H09/0967/91

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.


CHESTNUT AVE
The Limes
Tanks
The Hollies
NORTHON'S LA
Paddock Ho
Lambleys Mill Cott
The Old Cott
Freeman's Br
DD
New River (DD)
Raseway
The Causeway
BM 4.26m
SPALDING ROAD +3.4m
STUKELEY GDNS
LITTLEBURY GDNS
ANGLESEY DR
COLLEGE TERR
WESTERN AVE
FARMERS GATE
ENGLAND WALK
BRAYFERS PL
16/0967
IN OCT 1991

PLANNING APPLICATION

For office use only

Application No. H09/0967/91

Date Registered 10 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P L ELY (CONTRACTORS) LTD
HIGH ROAD
WHAPLODE
SPALDING
LINCS

Tel. No.

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

MR R K ELY
WYNCHLODE HOUSE
PINSTOCK LANE
GEDNEY, SPALDING, PE12 0BT.

Tel. No. (0406) 363734
(Personal contact name) RICHARD ELY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF "FAIRFIELDS", SPALDING ROAD, HOLBEACH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT OF A SINGLE PLOT FOR A BUNGALOW AND GARAGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Signed R Kely Date 10 OCTOBER 1991

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 0.038 (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: ONE BUNGALOW AND GARAGE

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: N/A metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [YES]

5. GENERAL INFORMATION Please complete each section

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

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: FAIRFIELDS; Will there be — Individual access(es) [✓]; New estate road [ ]

C. What provision will be made for garages or parking within the site? GARAGE AND PRIVATE DRIVE

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: SOAKAWAYS

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

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 5***
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.	N/A	→ Date: Consultee is:
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary. PLEASE SEE SUPPORTIVE PLANS AND LETTER TO BE PROVIDED SHORTLY.

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASERS

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:
MR S BARRE
62 SPALDING ROAD, HOLBEACH.

State Date notice served:
18 SEPTEMBER1991

Signed R K Ely (~~Applicant~~/Agent) Date 10/10/91

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 R K Ely (~~Applicant~~/Agent) Date 10/10/91

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92.00

Receipt Issued 18/10/91 No. P60

Date First Received 10 OCT 1991

REGISTRATION

REFERENCE H09/0967/91

Cross-Ref .....

Date.....

VALIDATION Date 15/10/91

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

Site area 0.4 No. of dwellings 1 Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.10.

Index Sheets 169 OS Nos ..... Grid Ref 539250 334970

Ward ... Parish HOLBEACH

Inside IBD YES Inside LP Area NO

TR Rural	☐	CA	☑	Grade
TR Bypass	☑	LB	☐	
Level crossing	☑	TPO	☐	
Footpath	☑	Other:		

Linked to site.....Ref. 35..... Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: Rosie
date: 25/10/91

Residents notified on site visit: Houses fronting onto Spalding Road

Case Officer Conclusions (issues) Plot very slim + not long — would be overlooked by bedroom windows in house to front. Dev't on this site would look excessively small + out of keeping with the rest of the Fenfields Estate, although there are some small bungalows

Case Officer Recommendations (summary) Grant perm
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ---- No ....

Ward member request — Yes ---- No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? Yes / No
No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....
No ....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)
Other info. viz:
Signed .....
Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
JR. 19/11....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

Approved plans 11/11

1) SC 8

2) SC 27

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

Checked by MRC 24/10

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

LINCOLN''HIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0967/91.

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	5	2	2	4	7.

2. Address or location

Off Fairfields, Spalding Road, Herbeth

3. Name, classification and number of road

UC

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

OL.

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

Residential Dev't - Single Plot.

7. Delete as appropriate

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

(a.) Does not wish to restrict the grant of permission.

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

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

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

Date: 31-10-91 Signed: [signature]
Director of Highways and Planning

15 October 1991

Wynchlode House
Pinstock Lane
Gedney
SPALDING
Lincs.
PE12 OBT

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

Your ref.
H09/0967/91

Dear Sir

Re. Outline Planning Application for plot off Fairfields Holbeach. For Messrs. P L Ely (Contractors) Ltd.

Please find enclosed four supplemental plans showing the proposed plot as well as a sketch plan of a bungalow similar in size to those approved on plots 59 and 60 Fairfields.

This site offers an opportunity to develop spare garden land by virtue of the access that can be provided by the new estate road. In that respect it is very similar to a consent granted to us at Dick Turpin Way, Long Sutton, under reference number:- H11/1481/88.

The final bungalow design remains open for Reserved Matters of course, but these plans seek to demonstrate that a bungalow can be designed to suit the proposed plot.

Yours faithfully

R. Ely

Richard Ely

RKE/KAE/B-PA

Enc

SOUTH HOLLAND D.C.
PLAN DEPT
18 OCT 1991
REF..... OIC .....

H09/0967/91 INV.

* Complete the enclosed form where marked.

SOUTH HOLLAND D.C.
PLAN DEPT
17 OCT 1991
REF.....

* four copies of supportive plans and letter as detailed in Part 6 of application forms.

* Confirm whether you wish siting and means of access to be included in the application, if so submit the appropriate 1:500 block plans.

10 October 1991

Wynchlode House
Pinstock Lane
Gedney
SPALDING
Lincs
PE12 OBT

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

Dear Sirs

Re. Outline Application for consent for a single plot off Fairfields Holbeach

I am working from home for a few days due to illness and am therefore acting as planning agent in this instance to retain an income!

Please find enclosed the neccessary plans and forms for the above application together with the relevant fee.

I hope to be in a position to submit further supporting plans to enhance the application, within the next seven days.

Yours faithfully

R. Kely.

Richard Ely

Enc.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0967/91 Type: OUTLINE

Applicant: P L Ely (Cont) Ltd Agent: Mr R K Ely
Tel: 0406 363734

Description: Residential Development of a single plot for a bungalow and garage

Location: Land off Fairfields
Spalding Road
Holbeach
Spalding

Valid date:	18-OCT-91	Terminal date:	13-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	23-OCT-91	Report deadline:	26-NOV-91
Inspected by	28-OCT-91		
Extra contacts	02-NOV-91	Case Officer:	
Report if not clear by	22-NOV-91	M A CAUGHEY	

DEVELOPMENT/CONSTRAINTS

Size: .04 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
L.C.C CASE ATTACHED for CB		31-10-91.	
Clerk to Holbeach PC	0406 26739	23-OCT-91	06-NOV-91
Cllr N I Capes	0406 23830	23-OCT-91	06-NOV-91
Cllr T G M Tyler	0406 22285	23-OCT-91	06-NOV-91
Cllr D S Venni		23-OCT-91	06-NOV-91

SITE DETAILS

Grid ref: 535250 324970
OS Sheets: 169 Parcel:

Public consult 25/10/91 [illegible]

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 NOV 1991

Attention of: DMO NRM DCMPO SS JC ACP
File Nos. 2411
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
By
Date

Application no: H09/0967/91

Applicant: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Mr R K Ely
Wynchlode House
Pinstock Lane
Gedney
Lincs PE12 0BT

Description: Residential Development of a single plot for a bungalow and garage

Location: Land off Fairfields Spalding Road
Holbeach Spalding

Type: OUTLINE

Date received: 18-OCT-91

23-OCT-91

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 07-NOV-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

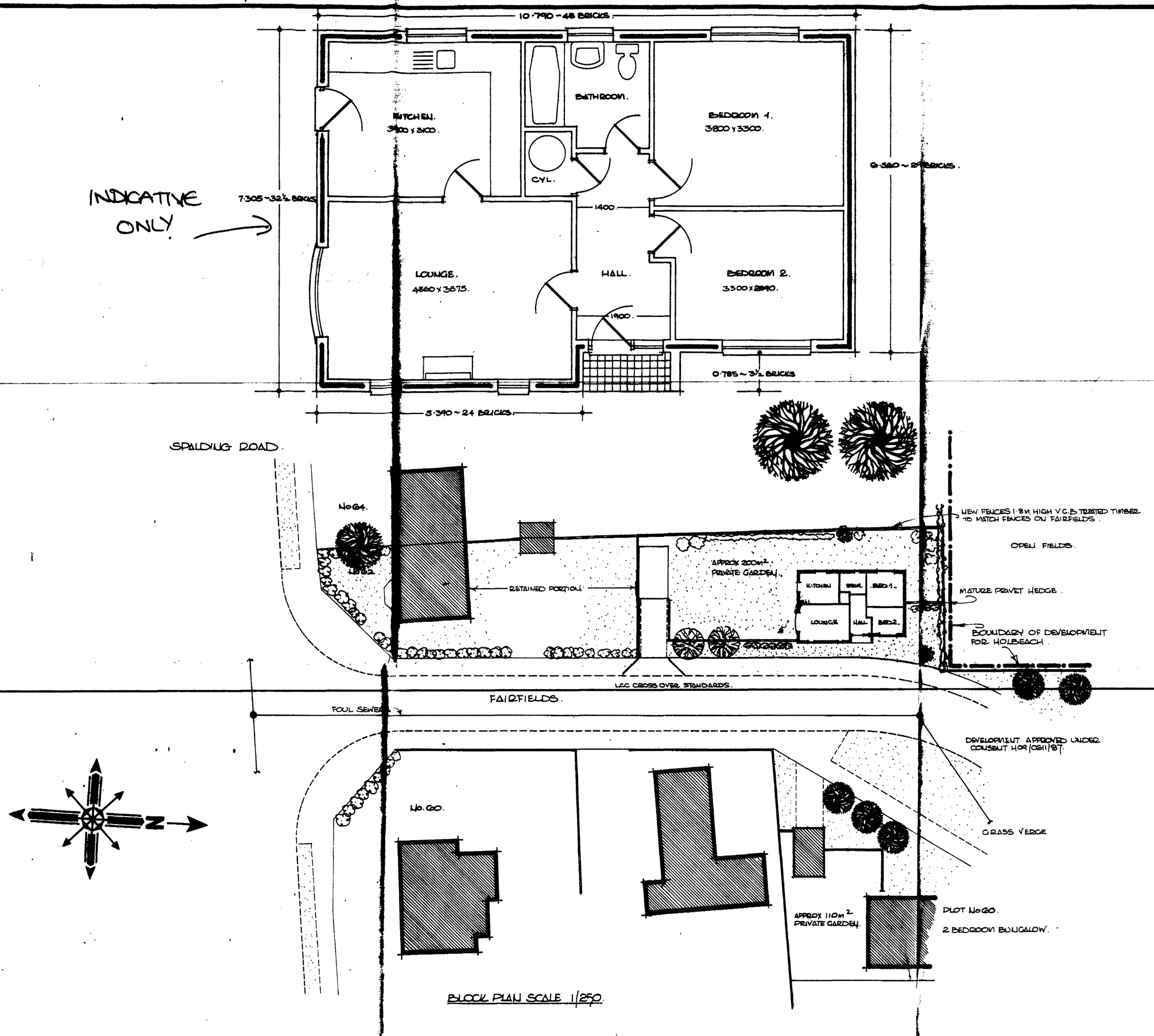
Clerk to Holbeach PC
10 West End
Holbeach
Spalding Lincs
PE12 7LW

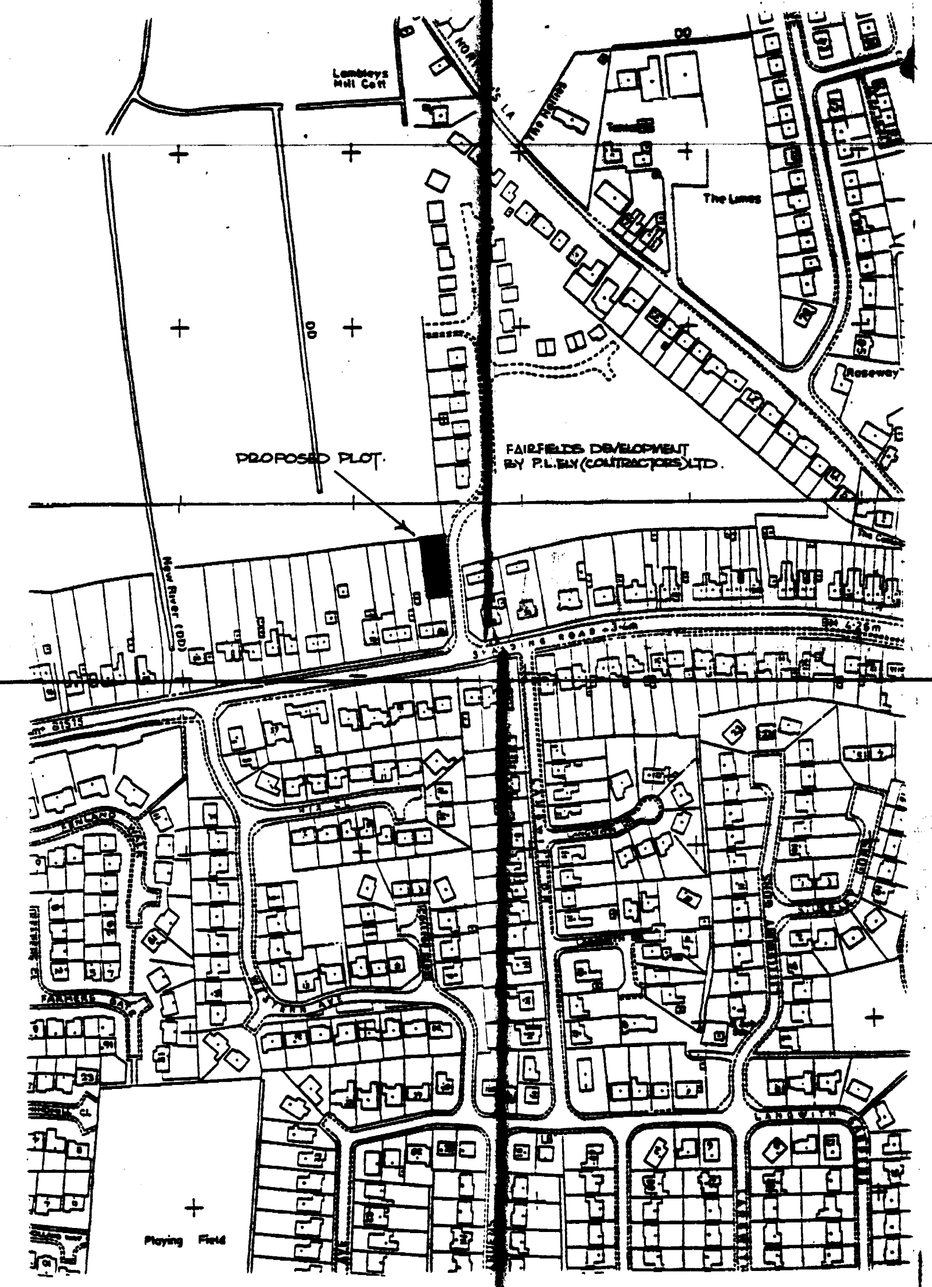
FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:

4/11/91





19 OCT 1991
9167/91

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
PROPOSED BUILDING PLOT OF FAIRFIELDS, HOUSEBACH SPALDING, LINCS.

DRAWINGS:
SKETCH BLOCK PLAN & FLOOR PLAN.

SCALES:

DESIGN/PLAN No:

DATE: OCTOBER 1991

DRAWN: R.V.ELY