APPLICATION NO. : H9 998 93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0998/93 Received:20-OCT-93 Type:OUTLINE

Name: Mrs L E Taylor
"The Poplars"
Wignals Gate
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Nursery, Wignals Gate 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) 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 approved scheme is implemented satisfactorily.

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)

SOUTH HOLLAND DISTRICT COUNCIL

4 Before the frontage plots are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Before the occupation of any of the dwellings, visibility splays of 2.4 metres x 90 metres shall be provided at the junction of the access road and Wignals Gate.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 The access road shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.25 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

7 The access road shall incorporate a turning head to allow a service vehicle to turn in order that it can enter and leave the site in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Before the commencement of development, all existing buildings and structures shall be removed from the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
18-OCT-94 H09/0998/93

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

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR CO. REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0998/93

Date Registered 20 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. L. E. TAYLOR.
"THE POPLARS"
WIGNALS GATE.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT
4 CHAPEL GARDENS
WHAPLODE.
SPALDING.
LINCS.

Tel. No. 0406 490800
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NURSERY. WIGNALS GATE. HOLBEACH

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT.

Please complete

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

Signed... G. R. Merchant Date.. 10.4.93

Previous application No: H09/49/93.

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 0.587 (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: —

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.

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

5. GENERAL INFORMATION Please complete each section

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

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: WIGNALS GATE
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 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 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):

Is this application related to a previous submission → Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED REPORT.

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

OWNERS.

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 G. K. Merchant ~~(Applicant~~/Agent) Date 4.10.93

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 G. K. Merchant ~~Applicant~~/Agent) Date 4.10.93

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 :
Boundaries :
Site Features : DISCUSS MARKET GARDEN WITH GREENHOUSES AND TIMBER SHEDS WITH ASBESTOS ROOF — FENCE ON ROAD FRONTAGE

Inspected by
Date 29/6/00.

Site Notice posted by 29/6/00.
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

REFUSE — POLICY

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

ISSUE PERMISSION ~~AS PER COMMITTEE REPORT~~ AS PER OVERLEAF.

Prior siteworks ✓

11/8/00

(1) TL 2

(2) SC 8 - DELETE AS SET

(3) SC 21

(4) SC 27

(5) B21 - FOOTPATH PLANS

(6) BEFORE THE OCCUPATION OF ANY OF THE DWELLINGS, VISIBILITY SPLAYS OF 2.4M X 90M SHALL BE PROVIDED AT THE JUNCTION OF THE ACCESS ROAD AND VIGNALS GATE

(7) B12 (AMENDED) - THE ACCESS ROAD SHALL INCORPORATE 7.5M RADII - - - - - 4.25M

(8) THE ACCESS ROAD SHALL INCORPORATE A TURNING HEAD TO ALLOW A SERVICE VEHICLE TO TURN IN ORDER THAT IT CAN ENTER AND LEAVE THE SITE IN FORWARD GEAR.

(9) BEFORE THE COMMENCEMENT OF DEVELOPMENT, ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE LPA

REASONS

(1) TL 2
(2) SC 8
(3) SC 21
(4) SC 27
(5) B 21
(6) B 4
(7) B 6
(8) B 21
(9) IN THE INTERESTS OF VISUAL AMENITY.

DC INSTRUCTION SHEET

APPLICATION REF: H09/0998/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

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

Press
PC
WM
Residents

Case Officer: J. A. Beaumont

Senior Officer Confirmed ..... Date. 25/10

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 20 OCT 1993

Registration

Reference H09|0998|93

Cross-Ref

Date 21-OCT-93 2AC

Validation

TYPE OUTLINE

Site area 0.987.
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 £NIL		Nil fee Discounted	☐ ☐	Previous app – ref: Type of app Reason:	
	Additional £ Refund £		Receipt No Voucher No		Date Date	

Information

Index sheet 169 OS Plots
Grid ref 5 34000 3 34640

Ward T Parish HOLBEACH

Inside IBD NO Inside LP area NO

Constraints:

☐	CA Cons Area	☐	TR Rural
		☐	BP TR proposed 67m
☐	LB Listed – Grade:	☐	LC Level Cross
☐	ARC Archaeology	☐	FP Footpath
	AM Ancient Mon		
☐	SSI Special Int	☐	TPO Tree Pres
	Hazards –	☐	HAZ Site
		☐	AIR Safeguard
☐	Dist Bound	☐	LIN Elect
		☐	PIP Pipe
☐	Other: PITS + POND	☐	CON Waste/contamin

Linked to site Ref 1749

Linked to property Ref

Planning Records:
Earlier apps 049/93

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0998/93 Received:20-OCT-93 Type:OUTLINE

Name: Mrs L E Taylor
"The Poplars"
Wignals Gate
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Nursery, Wignals Gate Holbeach
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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

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

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

Reason: The application was submitted in outline only.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on

which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before the frontage plots are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before the occupation of any of the dwellings, visibility splays of 2.4 metres x 90 metres shall be provided at the junction of the access road and Wignals Gate.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 The access road shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.25 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

8 The access road shall incorporate a turning head to allow a service vehicle to turn in order that it can enter and leave the site in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

9 Before the commencement of development, all existing buildings and structures shall be removed from the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

11-OCT-94 AD check.....12/10.....

Authorised to issue (inc Delegation).....14/10

..d MAY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0959/93 Broadgate Homes	JB	Grant as recommended.
H09/0998/93 Mr & Mrs L E Taylor	JB	DPBCS Auth to grant outline planning permission with appropriate conditions subject to sect 106 obligation contrary to recommendation. Legal obligation required to ensure development of site does not take place until development of adjacent site commences.
H13/1222/93 T H Charlton	DMG	Refused. Reason 1 to be deleted/amended reflecting the fact that proposed site does not meet the needs of the business. Reason 2 as it stands. Any future proposal should link dwelling to existing site or include an application for re-location of part of business.
H08/0120/94 E A Beniston	PJU	Deferred for future sub-cttee after negotiating with applicant to achieve a means of ameliorating the harm to the conservation area e.g. screening the site by means of a fence or wall with a wall being preferred.
PO Report 5 Former 5 Bells, Pinchbeck	PJU	Recommendation ii accepted. Recommendation iii requires further report, but ensure solicitors are fully aware of complications involved when seeking further advice on legal proceedings. Research legality/practicality of enforcement action against brickwork on Eastern elevations, particularly chimneywork. Require to know when work was done and whether it was part of renovation. Seek advice from Mrs Kerr re any remedial work required. Check with Building Regs re safety of building. Internal alterations indicate owner may be contemplating changeing property into two dwellings. Advise accordingly.

4th May 1994

Signed: R J Smith

R Smith
Deputy Dirctor of Planning and
Building Control Services

264. OTHER PLANNING APPLICATIONS REFERRED TO THE SUB-COMMITTEE FOR DETERMINATION (Continued)

50	H09/0998/93 Mr & Mrs L E Taylor	O.A.	Residential development at the Nursery, Wignals Gate, Holbeach.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to ensure that the development of the application site does not commence before the commencement of development on the adjoining land (the subject of planning permission H09/0959/93).

(O.A. denotes outline application.)

(End of Minutes)

19th APRIL 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H23/0773/93 Kings Quality Homes	DMG	Grant as recommended. Letter to owners/occupiers of properties explaining the facts taken into account in reaching the decision and inviting a meeting if necessary.
4	H09/0959/93 Broadgate Homes	JB	Deferred for sub-cttee as recommended.
6	H09/0998/93 Mr & Mrs Taylor	JB	Deferred for sub-cttee consideration. If sub-cttee grant permission a sect 106 legal obligation will be required so that work does not commence until adjoining development has started.
8	H07/1134/93 F C Congreve	DMG	DPBCS Auth as recommended but with drive also amended to miss trees and subject to the description being amended to omit reference to a specific number of dwellings. (Check formal minute when available)
11	H13/1222/93 T H Charlton	DMG	Deferred for site visit. Meeting before 3rd May sub-cttee to be held with applicant to review facts as it is understood that they may be considering relocating the dwelling and investing in cattle sheds.
14	H16/0009/94 Spalding Rugby Club	PJU	DPBCS Auth as recommended.
16	H16/0012/94 Mr & Mrs Ferraro	PJU	Grant as recommended.
18	H13/0030/94 Mrs Price	DMG	Refused plus TPO as recommended. Letter to applicant clarifying details of TPO.
20	H08/0042/94 M Parker & Sons	DJR	Grant as recommended.
22	H08/0120/94 E A Beniston	PJU	Deferred for site visit. Look through previous/surrounding proposals to see if any photographs showing original shed.
23	H14/0126/94 Mr & Mrs Campbell H14/0269/94 Mr & Mrs Fragale	PJU PJU	Refused as recommended. Letter to agent suggesting both applicants are brought together to try to achieve design solution.
25	H04/0137/94 Swineshead Medical Group	DJR	Grant as recommended. Consult neighbours re screening when proposal submitted.
27	H14/0166/94 David Parker Homes	DJR	DPBCS Auth as recommended.
29	H18/0173/94 Fenbank Builders	JB	Grant as recommended.

APPLICATION REFERENCE: H09/0998/93 DATE RECEIVED: 20-OCT-93

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Nursery, Wignals Gate, Holbeach.

APPLICANT: Mr & Mrs L E Taylor AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Refusal of permission.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

RECOMMENDATION

Refuse Permission.

1 *The site is outside Holbeach Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).*

COMMENTS

1 The essential issue is whether there are any factors which militate against a refusal on policy grounds. The site is outside the Holbeach Interim Boundary of Development.

2 An identical application (H09/0049/93) was refused in April 1993 following an inspection of the site by the Plans Sub-Committee on the grounds as advised above.

3 Notwithstanding the deemed outline planning permission (H08/0854/90) for residential development on 10.7 acres of land immediately to the east, it is considered the existing policy should be upheld. There is, in fact, more than an adequate supply of residential land for the next ten years.

4 Whilst not as yet policy, it is indicative of the Authority's commitment to uphold policy that in the South Holland 2000 Draft District Plan the site continues to remain outside the Holbeach Interim Boundary of Development.

5 Whilst the current application for Approval of Reserved Matters (H09/0959/93) in respect of the adjacent land will, if approved, establish to some degree the principle of further residential development in that part of Holbeach, any revision of the Boundary of Development as yet to be considered and endorsed e.g. the Committee as part of the proposed statutory development plan in the context of placing on deposit the District Plan South Holland 2000.

6 Consequently whilst the ultimate decision of the Council may be to include the approach site (and other undeveloped land) within a revised development boundary for Holbeach the refusal of permission at this time remains appropriate since to grant permission could create an undesirable precedent and both prempt and prejudice the proposals to be included in the District Plan. It also follows that the site should not at this stage be regarded as "infilling".

REPRESENTATIONS

Parish Council:	Strongly supported.
Applicant:	This application is being put forward on the grounds of infill between developments and that the site is derelict land which is of little use to agriculture or horticulture, as the nursery is derelict and has been for several years.

217. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H14/0269/94 Mr & Mrs E Fragale	Alterations and extension at 97 Spalding Road, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0126/94 could overcome the reasons for refusal.)

H17/0223/94 Mrs E Garner	Retention of dwelling without complying with agricultural occupancy clause at Cheal House Farm Cottage, Saltfleet Lane, Surfleet.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H09/0959/93 Broadgate Homes	Reserved matters relating to residential development at Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

H09/0998/93 Mr & Mrs L E Taylor	O.A.	Residential development at Nursery, Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

(The Director of Planning and Building Control Services reported that Councillor N I Capes had indicated his support for the above application.)

(Councillor Mrs E.O. Hall-Patch entered the meeting during consideration of the above application.)

H13/1222/93 T H Charlton	Bungalow and garages at The Chestnuts, Fengate, Moulton Chapel.

(Pending a site inspection to assess the suitability of the proposal in view of the existing dwellings already on the holding, and to enable the Director of Planning and Building Control Services to hold further discussions with the applicant to ensure that all relevant factors have been put forward in support of the application.)

H08/0120/94 E A Beniston	Replace old garage and shed with new pre-fabricated garage at 72 High Street, Gosberton.

(Pending a site inspection to assess the suitability of the proposal.)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0998/93
OUTLINE

Applicant: Mr & Mrs L E Taylor
Tel:

Agent: G R Merchant
0406 490800

Description: Residential development

Location: Nursery, Wignals Gate
Holbeach
Spalding
Lincs

Valid date:	20-OCT-93	Terminal date:	15-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	27-OCT-93	Report deadline:	23-NOV-93
Inspected by	03-NOV-93	Agreed TD Ext:	
Extra contacts	10-NOV-93	Case Officer:	
Report if not clear by	24-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .59 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert DEP		02-NOV-93	23-NOV-93
Clerk to Holbeach PC	0406 26739	26-OCT-93	09-NOV-93
Cllr N I Capes	0406 23830	26-OCT-93	02-NOV-93
Cllr T G M Tyler	0406 22285	26-OCT-93	02-NOV-93
Cllr D S Venni		26-OCT-93	02-NOV-93

SITE RECORD

Grid ref: 534280 324640
OS Sheet: 169 Parcel:

L.C.C - Obs Attached for CB 4/11/93

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

REF: JMB/KS/PL.788

REF: JB/JJ H09/0988/93

DATE: 5th October 1994

SUBJECT: RESIDENTIAL DEVELOPMENT - WIGNALS GATE, HOLBEACH

Following a recent telephone conversation between my assistant and Mr G R Merchant I understand that the planning permission relating to the above application has not yet been issued as you are awaiting a memorandum from this department authorising the issue. I enclose copy of a memorandum dated 15th August 1994 which appears to suggest that the planning permission would be issued immediately. My assistant was certainly unaware that a further memorandum was required from this department, and in view of the copy correspondence attached I would query the necessity for such a further memorandum.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 OCT 1994

What has happened?

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

JMB.

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: J Berridge

Our Ref: JB/JJ H09/0998/93

Your Ref: JMB/KS/PL

Date: 15 Aug 1994

RESIDENTIAL DEVELOPMENT, WIGNALS GATE, HOLBEACH.

Thank you for your memo dated 28th July 1994 in connection with the above. As the adjoining development has commenced, the Section 106 Obligation would, indeed, appear to be unnecessary.

In the circumstances, I consider the permission should be issued forthwith.

pp N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: J Berridge

Our Ref: JB/JJ H09/0998/93

Your Ref: JMB/KS/PL

Date: 15 Aug 1994

RESIDENTIAL DEVELOPMENT, WIGNALS GATE, HOLBEACH.

Thank you for your memo dated 28th July 1994 in connection with the above. As the adjoining development has commenced, the Section 106 Obligation would, indeed, appear to be unnecessary.

In the circumstances, I consider the permission should be issued forthwith.

N Middleton
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: JMB/KS/PL.

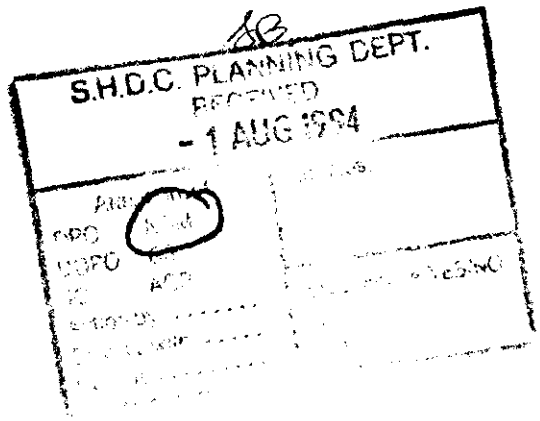
REF: JB/JJ/H09/0998/93

DATE: 28th July 1994

SUBJECT: RESIDENTIAL DEVELOPMENT - WIGNALS GATE, HOLBEACH

Further to the above matter I understand from the applicants' agent that development on the adjoining land has already commenced and it would therefore appear that there is no longer a requirement for the planning obligation. Please let me have your observations on this matter as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: JB/JJ H09/0998/93 Your Ref: JMB/KS/PL

Date: 11 Jul 1994

RESIDENTIAL DEVELOPMENT - WIGNALS GATE, HOLBEACH: BROADGATE HOMES.

Thank you for your memorandum dated 1st July 1994 in connection with the above. I enclosed as requested the requisite information.

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: JMB/KS/PL.

YOUR REF:

Date: 1st July 1994

SUBJECT: PLANNING APPLICATION NO. H09/0998/93
RESIDENTIAL DEVELOPMENT AT THE NURSERY, WIGNALS GATE, HOLBEACH

Referring to the Plans Sub-Committee's decision under Minute 264/94 to grant planning permission for the above development subject to a Planning Obligation, to enable the Obligation to be prepared would you please let me have the following information:-

(a) 10 plans showing the land the subject of the application edged red, and the adjoining land the subject of planning permission H09/0959/93 edged blue.
(b) A copy of the planning application form relating to the above development.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JUL 1994 JS

Attention of
DPO (NRM)
DDPO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: J Berridge

Our Ref: JB/JJ H09/0998/93

Your Ref:

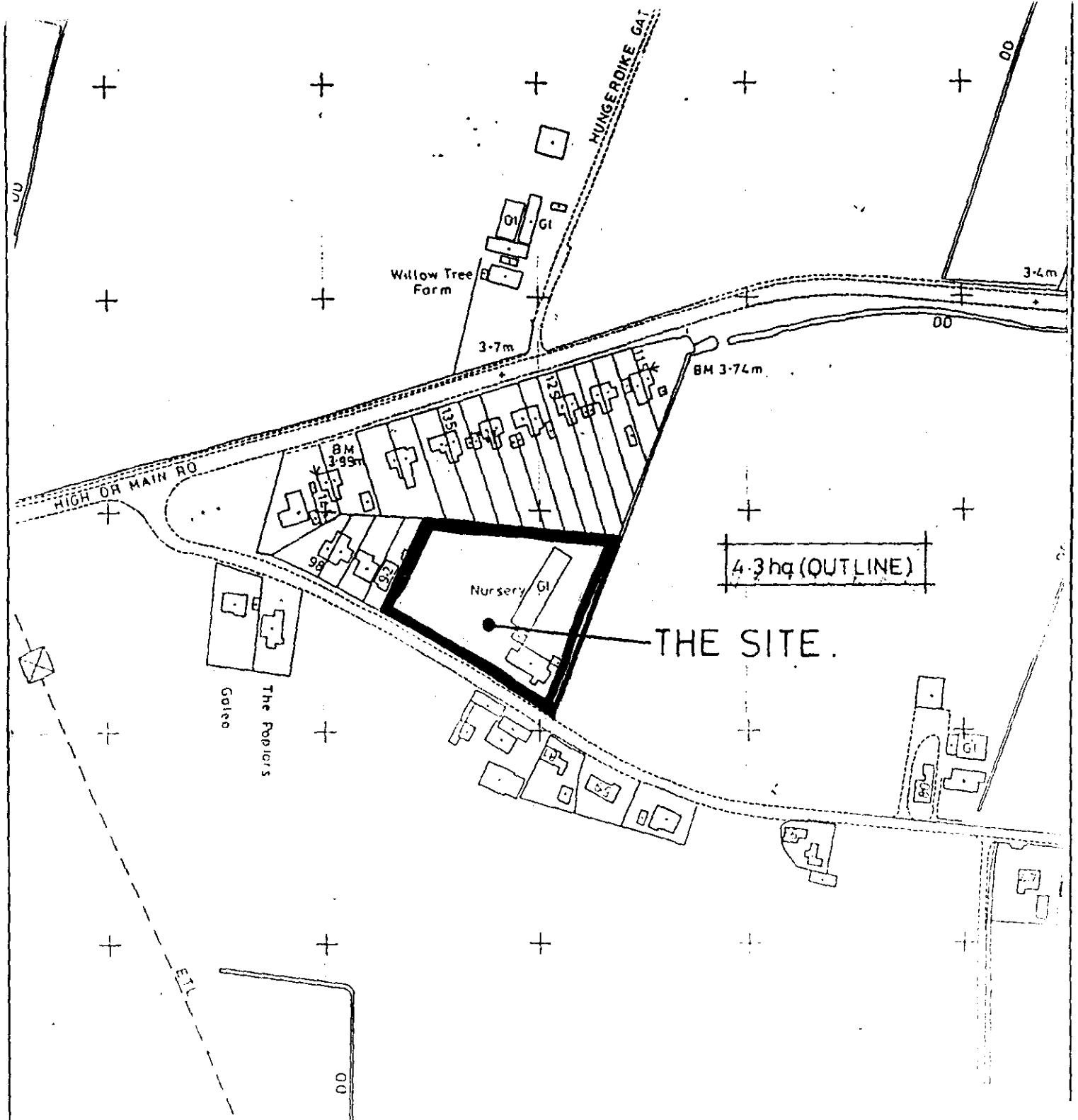
Date: 06 Jun 1994

RESIDENTIAL DEVELOPMENT - WIGNALS GATE - MRS L E TAYLOR.

With reference to the above, I enclose a copy of a letter which I trust you will find self-explanatory.

N Midlen
Principal Planning Officer
Development Control

Enc.



G. R
I.ENG /
ARCHIT
& LANI
TEL: H

PROJECT:

Your ref. JB/JJ/409/0998/93

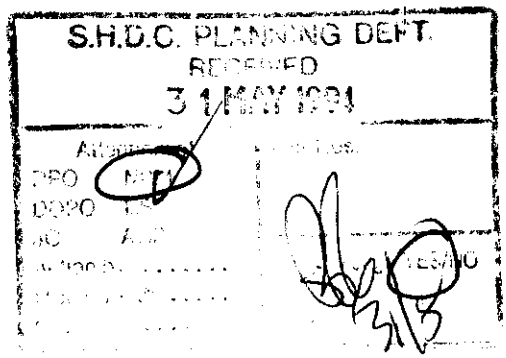
The Poplars
73 Wignals-Gate
Holbeach
SPALDING,
Lincs
19/5/94

Dear Mr. Midlen, Re: Residential Dev - Wignals-Gate

I am in receipt of your letter dated 11/May 1994 and as requested confirm in writing my willingness to agree to enter into an agreement with you as regards to my recent planning permission of my nursery land in Wignals-Gate.

Yours faithfully

Mrs N. Taylor



Mrs L E Taylor,
The Poplars,
Wignals Gate,
Holbeach,
Lincs.

Mr J Blacklock

JB/JJ H09/0908/93

11 May 1994

Dear Madam,

RESIDENTIAL DEVELOPMENT - NURSING, WIGNALS GATE, HOLBEACH.

With reference to you application in respect of the above, I write to advise you that at its meeting on 3rd May 1994 the Planning Sub-Committee resolved that outline planning permission should be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 requiring that no development in terms of the permission should take until development of the adjoining land (shown in yellow on the enclosed plan) takes place. This area of land was granted planning permission for residential development on 3rd May 1994.

I would be obliged therefore if you would confirm in writing your willingness to enter into such an agreement.

Should you have any queries please contact my Officer, Mr J Blacklock.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

19/4

- MR SMITH

I CANNOT ATTEND THE PLANNING MEETING OF THE 19/4/94
BUT AS WARD MEMBER FOR HOLBEACH TOWN I WOULD LIKE TO SUPPORT THE PARISH COUNCIL THAT WE GRANT APPROVAL FOR APPLICATION, H09/0998/93

BECAUSE IF YOU GRANT APPROVAL FOR THE COUNTY COUNCIL APPLICATION H09/0959/93 THEY ARE BOTH OUTSIDE THE I.B.D OR YOU SHOULD DEFER BOTH UNTILL PLAN 2000

COUNCILLOR I.V. CAPES
IV Capes

S.H.D.C. PLANNING DEPT.
RECEIVED
12 APR 1994
56

19/4 clpe

THE POPLARS
WIGNALS GATE
HOLBEACH
LINCS

LATE OBS: Offr... Date...
Salient points highlighted

DEAR SIR, OR MADAM,

REF No H09/0998/93

DEVELOPMENT THE NURSERY WIGNALS GATE HOLBEACH

MAY I DRAW YOUR ATTENTION TO THE ABOVE PLANNING RE-APPLICATION.

SINCE OUR PREVIOUS APPLICATION IN APRIL 1993 MY HUSBAND HAS DIED. THE NURSERY HAD FALLEN INTO DISREPAIR DUE TO HIS LONG BATTLE AGAINST CANCER. HOWEVER SINCE HIS DEATH THE NURSERY HAS BECOME MORE THAN AN EYESORE, AS DUE TO STRONG GALE FORCE WINDS THIS WINTER THE GLASSHOUSES HAVE NOW COLLAPSED COMPLETELY.

BEING A WIDOWED PENSIONER IT IS IMPOSSIBLE FOR ME TO TENDER THIS 1½ ACRE SITE, AND ASK YOU TO BEAR THESE ABOVE FACTS IN MIND WHEN REVIEWING MY APPLICATION.

YOURS SINCERELY,

Mrs N. R. Taylor

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 JS

Ack. Dpt
DPO MHA
DPDO DS
EC ACP
Signed by .....
Countersigned .....
Entered .....
Date Ack.
Acknowledge YES/NO
V
Date

Anglian Water

LATE OBS: Off ... Date: 25/11
Salient Pt ...

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

S.H.D.C. PLANNING DEPT.
RECEIVED
24 NOV 1993 36
Action by ... No Nos.
DPO ...
SOPO ...
JC ...
Letter by ...

Our ref
SH/930126

Your ref
H09/0998/93

19 November 1993

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

Dear Sir,

Proposal : Residential development
Location : Nursery, Wignalls Gate, Holbeach
Applicant: Mr and Mrs Taylor

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

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

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

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

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

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

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

cont'd

CHARTER MARK

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

19 November 1993

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

P Laws

Philip Laws
Customer Services Manager

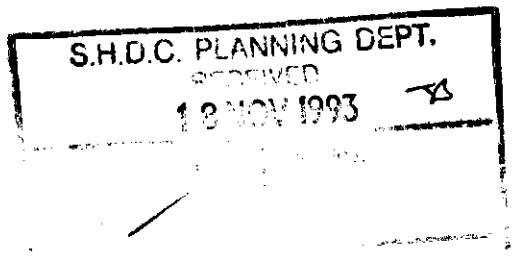
Our Ref: 93/1/SH/0296
Contact: G Thornalley

Date: 16 November 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir

Planning Application No. H09/0998/93

PROPOSAL : **RESIDENTIAL DEVELOPMENT**
LOCATION : **NURSERY, WIGNALS GATE, HOLBEACH**
APPLICANT : **MR & MRS L E TAYLOR**

I refer to your consultation received on 9 November 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

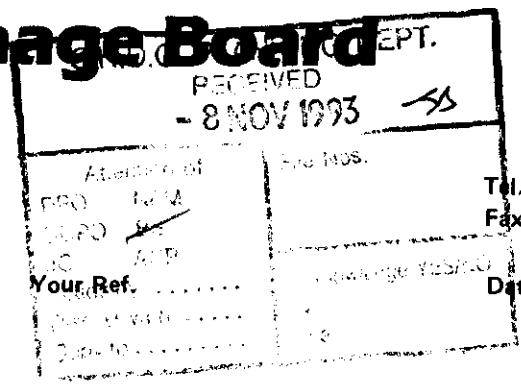
R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PA-F/998/93/JAM

Your Ref. .....

Date 5 November 1993

Dear Mr. Smith,

PLANNING APPLICATION - MR & MRS L.E. TAYLOR
RESIDENTIAL DEVELOPMENT - WIGNALS GATE, HOLBEACH

I enclose for your perusal a copy of my observations in respect of the above proposed development. You will note that in view of the fact that the private dyke along the sites Eastern boundary will be situated between developments my Board would strongly recommend that consideration be given to a planning condition requiring that the watercourse be piped at the applicants expense in order to safeguard local drainage.

Yours sincerely,

P.P. ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning and Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding, Lincs.

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/998/93/FES

Your Ref.

Date 5 November 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - MR. & MRS. L.E. TAYLOR
RESIDENTIAL DEVELOPMENT - WIGNALS GATE, HOLBEACH

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.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Turnpike Drain West situated some 100 metres to the North thence to the Holbeach New River some 500 metres to the West via a small diameter culvert approximately 230 metres long, fronting existing development alongside Spalding Road. This structure is totally inadequate to accommodate increased run-off from developments without major improvement which would of course have to be undertaken prior to such development commencing. Alternatively, developers may be able to negotiate an outfall to the open section of the Holbeach New River alongside Wignals Gate some 400 metres to the East of the site, as I have been given to understand is intended in respect of the adjoining site.

In this particular instance, I note 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 water levels may be experienced during periods of prolonged heavy rainfall.

No information is however given regarding the means of surface water disposal from the indicated access roadway which, bearing in mind my above comments should I feel be resolved.

Additionally,in view of the fact that the private dyke along the sites Eastern boundary will be situated between developments my Board would strongly recommend that consideration be given to a planning condition requiring that the watercourse be piped at the applicants expense in order to safeguard local drainage.

The following general advice will also be applicable.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater 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 [illegible] development [illegible] be carried out at the applicants expense following my

Our Ref: RS/PA-F/998/93/FES 5 November 1993

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

Naturally, 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 in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
Unit 3,
12a Park Road,
Holbeach,
Spalding
Lincs

BRI 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: H09/0998/93

Applicant: Mr & Mrs L E Taylor
"The Poplars"
Wignals Gate
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Nursery, Wignals Gate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 20-OCT-93

26-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 09-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:

Strongly support

Signed:

M P Judge

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0998/93

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	4	2	2	4	6

2. Address or location

NURSERY, WIGNALLS GATE, HERBERT

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

RESIDENTIAL DEVELOPMENT

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: 4/11/93 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) B21 - - - frontage plots

(2) Visibility splays of 2·4m x 90m shall be provided at the junction of the private drive and Wignals Gate

(3) B12 (amended) The access to the private drive shall incorporate 7·5m radii - - - - 4·25m

(4) The private drive shall incorporate a turning head to allow a service vehicle to turn in order that it can enter and leave the site in forward gear

Delete as appropriate

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

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

(1) B21

(2) B4

(3) B6

(4) B21.

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

G GROOMING in your n home by Ch. show ning exhibitor. Specialin Schnauzers, Terriers d Spaniels. Clipping and nd stripping. Please ring w Thomas on (0205) 222.

RE you selling your propty? Then contact Zoe on 775 725484, for friendly, elpful advice.

ANTIQUES

ANTIQUES wanted. Furniture, clocks, lamps, copper, brass, jewellery, silver, porcelain, glass, pictures. House and part houses cleared. S. Dean, Delgate Bank, Weston, Spalding. Tel Holbeach 370429.

THE Lincolnshire Free Press has taken considerable trouble to ensure all advertisements in this issue are truthful, legal, decent and honest, complying with the British Code of Advertising Practice overseen by the Advertising Standards Authority, Brook House, 2-16 Torrington Place, London WC1E 7 HN (071-580 5555).

NATIONAL RIVERS AUTHORITY ANGLIAN REGION NORTHERN AREA ANGLIAN WATER AUTHORITY ACT 1977 *RIVER WELLAND NAVIGATION* RESTRICTION

NOTICE IS HEREBY GIVEN pursuant to Section 15 of the above Act that a restriction will be in force on the River Welland upstream of Spalding from December 3, 1993 to April 8, 1994. Special care should be taken with any boats moored in this reach and in particular due regard given to the length and adequacy of mooring warps and stays. The water level in the river length may be lowered by up to one metre and although this will not prevent the passage of river craft, navigators are advised to proceed with caution.

The lowering is to allow improvement works to be carried out to the banks of the river upstream of Spalding, and dredging works through Spalding Town.

Persons seeking further information should contact Catchment Engineer, Tom Youdan, on Tel No (0536) 517721.

RON LINFIELD
Area Manager (Northern).

mcWVN 5736 187/507 LF 2-11

OPERATOR'S ICE

ding as Geo. Fyfe te", Glenside North, Lincs PE11 3SD is n existing licence as nicle and one trailer at at "Failte", Glenside ding, Lincs PE11 3SD. s of land (including y of the operating cenhat their use or enjoyill be prejudicially afften representations to ity at Eastern Traffic ise, 13-15 Hills Road, within 21 days following notice.

ie time send a copy of to the applicant at the op of this notice.

187/507 LF2-5

OROUGH COUNTY URT

No 338 of 1993

IL, of Jasmin House, 58 carrying on business as a rrying on business as a proprietor of a petrol fillshop, a cafe and car sales k, all in Cowbit, Spalding, R.

Bulley Davey, Certified Lincoln Road, Peterereby Give Notice that I inted as Trustee of the med bankrupt.

ieir possession any of the must deliver them to me bankrupt must be paid to

ot yet proved their debts oofs of Debt to me. ith day of October, 1993.

187/507 LF2-11

WATER RESOURCES ACT 1963

NATIONAL RIVERS AUTHORITY — ANGLIAN REGION

NOTICE OF APPLICATION TO VARY LICENCES TO ABSTRACT WATER

NOTICE IS HEREBY GIVEN that application is being made to the National Rivers Authority, Anglian Region, by Hacconby Farming Company of Cowbit Farm, Pinchbeck West, Spalding, Lincolnshire PE11 3TD to vary Licence No 4/30/12/S/16 to abstract water in the Parish of West Pinchbeck in the District of South Holland in the County of Lincolnshire.

The variation applied for is to authorise water abstracted under the terms of the above licence to be used for the purpose of spray irrigation or additional land. We are not applying to increase the quantity of water which the above licence permits us to abstract.

A copy of the application and of any map, plan or other document submitted with it may be inspected free of charge at Haconby Hall, Nr Bourne, Lincolnshire PE10 0UY at all reasonable hours during the period beginning on November 3, 1993 and ending on December 2, 1993.

Any person who wishes to make representations about the application should do so in writing to the Environmental Manager, National Rivers Authority, Aqua House, Harvey Street, Lincoln, LN1 1TF, before the end of the said period.

Signed:
LESLIE CLARENCE CHAMBERLAIN.

On behalf of
Hacconby Farming Company.

Dated: October 27, 1993.

mmcWVN 5761 187/507 LF 2-11

PLANNING APPLICATIONS

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

H11/1016/93
Land & Buildings Consultancy RESERVED MATTERS
Residential development
Land off The Delph, Long Sutton, Spalding, Lincs.

H16/0236/93
Lincoln Co-operative Society FULL
Amended Plans Received
Extension to supermarket and new shop units to Winsover Road frontage
Lincoln Co-op Supermarket, Winsover Road, Spalding, Lincs.

H18/0940/93 PERMISSION RENEWAL
D. M. Crawley & Son
Residential development
Land off Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H08/0998/93
Mr and Mrs L. E. Taylor OUTLINE
Residential development
Nursery, Wignals Gate, Holbeach, Spalding, Lincs.

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

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

November 2, 1993.

mmcWVN 5753 187/507 LF2-11

LFD 2/11/93

IIGH SEAT AND IR SPECIALIST

d sheltered homes a mmodes, high risers, electric



GOODS VEHICLE OPERATOR'S LICENCE

SOUTH LINCS COLD STORES LTD, trading as Freezer Fayre, of 15 St Thomas Road, Spalding, Lincs PE11 2XY, is applying to change an existing licence as follows: To keep an extra one vehicle and no trailers at the operating centre at 15 St Thomas Road, Spalding, Lincs.

Owners and occupiers of land (including buildings) in the

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H09/0998/93
Description: Residential development

Location: Nursery, Wignals Gate
Holbeach
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 23-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

4th October, 1993.

RESIDENTIAL DEVELOPMENT,
WIGNALS GATE,
HOLBEACH,

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0998/93

FOR

MR & MRS L.E. TAYLOR.

This is a re-application after refusal of planning permission on application H09/0049/93.

The site which amounts to 0.587 hectares is a derelict nursery site and has been derelict for several years. To the North are houses which front onto the A.151 road, these houses have very long gardens. To the South is Wignals Gate road which is complimented by a footpath the public foul sewer is situated in Wignals Gate.

To the West are properties fronting Wignals Gate, the immediate property being a bungalow. To the East towards Holbeach is a 4.3 ha. open field which has residential outline planning permission, it is understood that this site is at the reserved matters stage for detailed consent.

This application is being put forward on the grounds of infill between developments and that the site is derelict land which is of little use to agriculture or horticulture, as the nursery is derelict and has been for several years.

I trust the enclosed information is sufficient to enable you to reconsider this application.

G.R. Merchant,
I.Eng.AMICE.FIWO.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0998/93

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H09/0503/95 Received:12-MAY-95 Type:RESERVED MATTERS

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding, Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Three-bedroomed bungalow and detached garage

Location : Plot 6, Off Wignals Gate Holbeach
Spalding Lincs

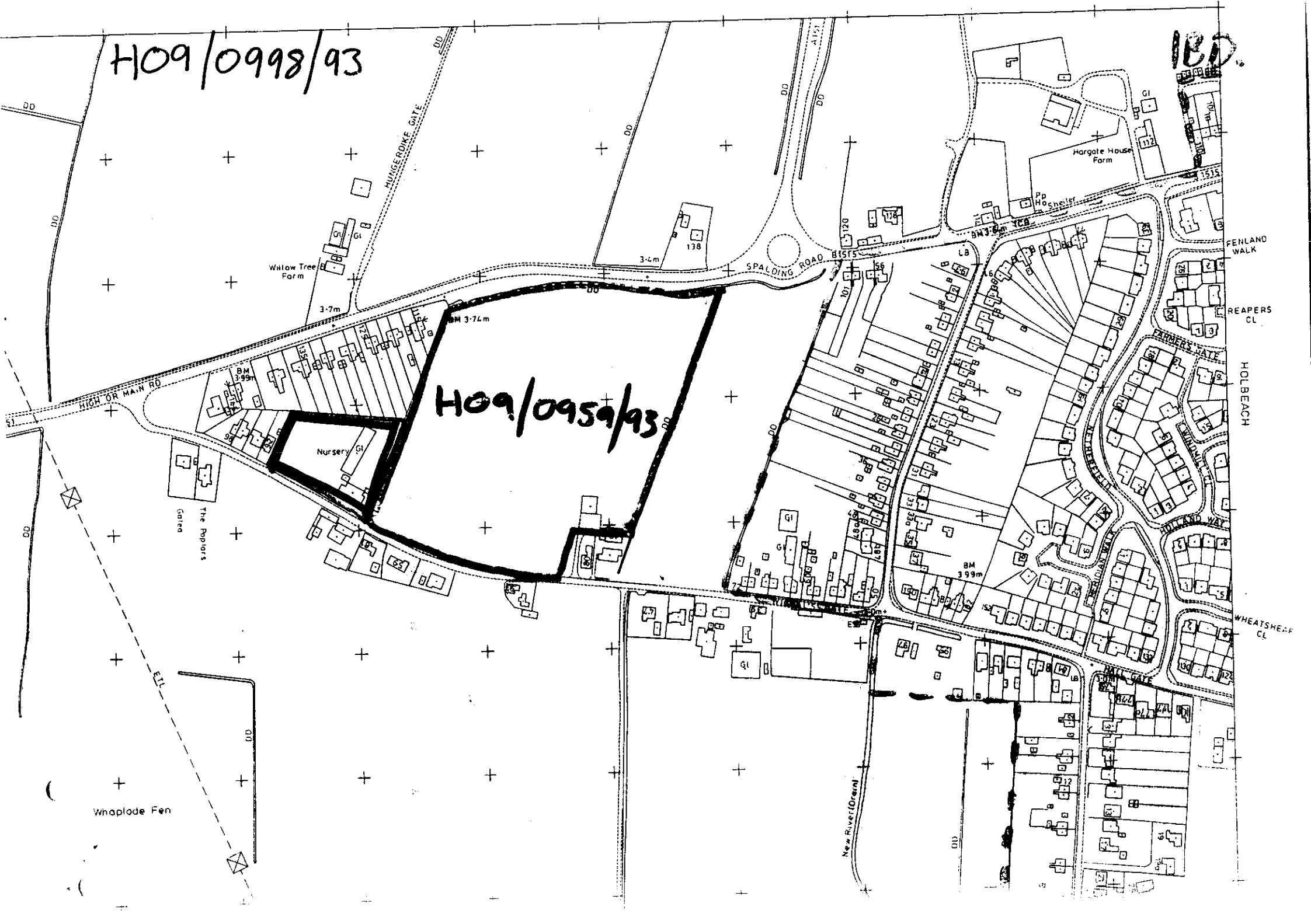
South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

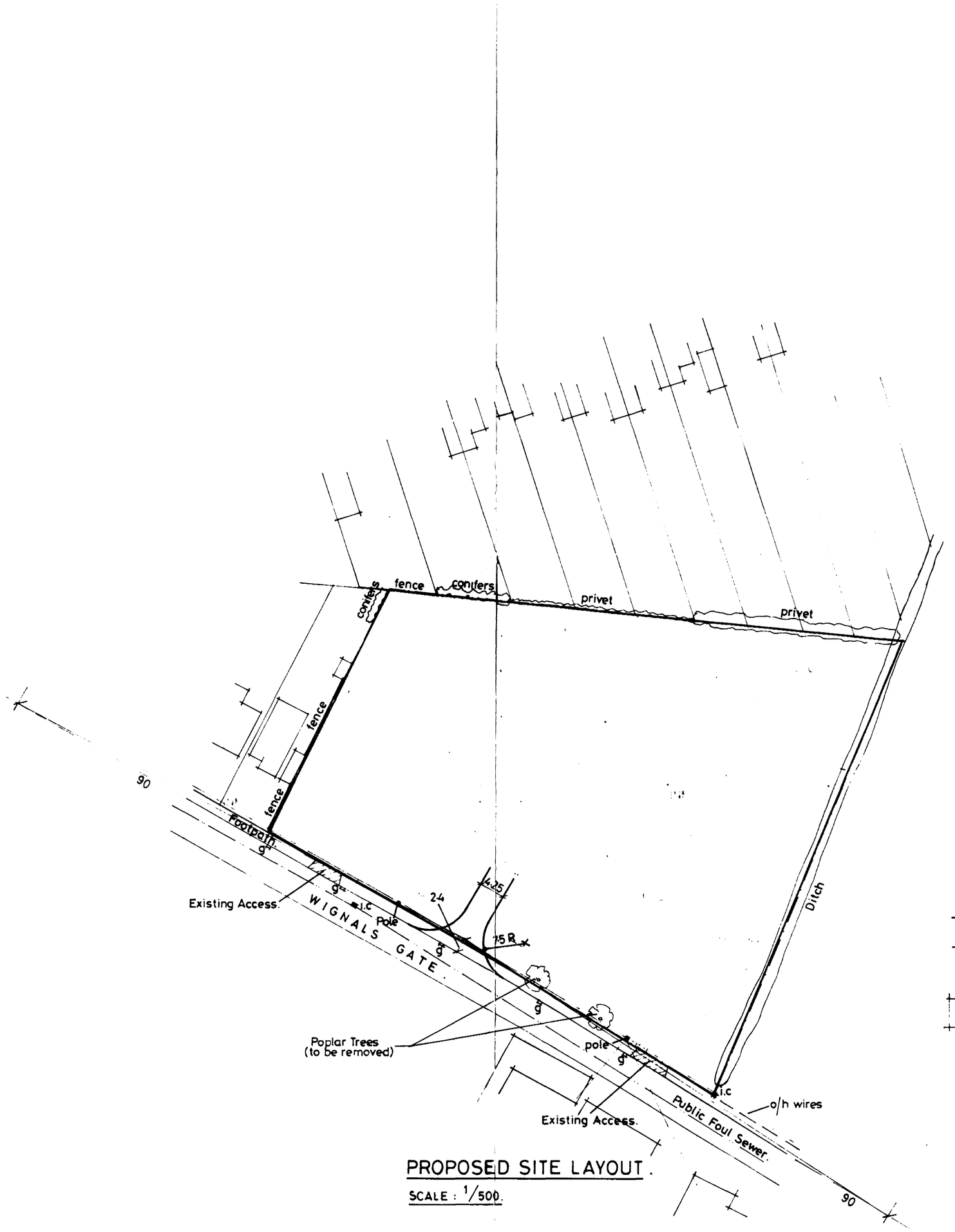
sgd S A WALTHAM
Director of Housing and Planning Services

14-JUL-95 H09/0503/95

H09/0998/93

H09/0959/93



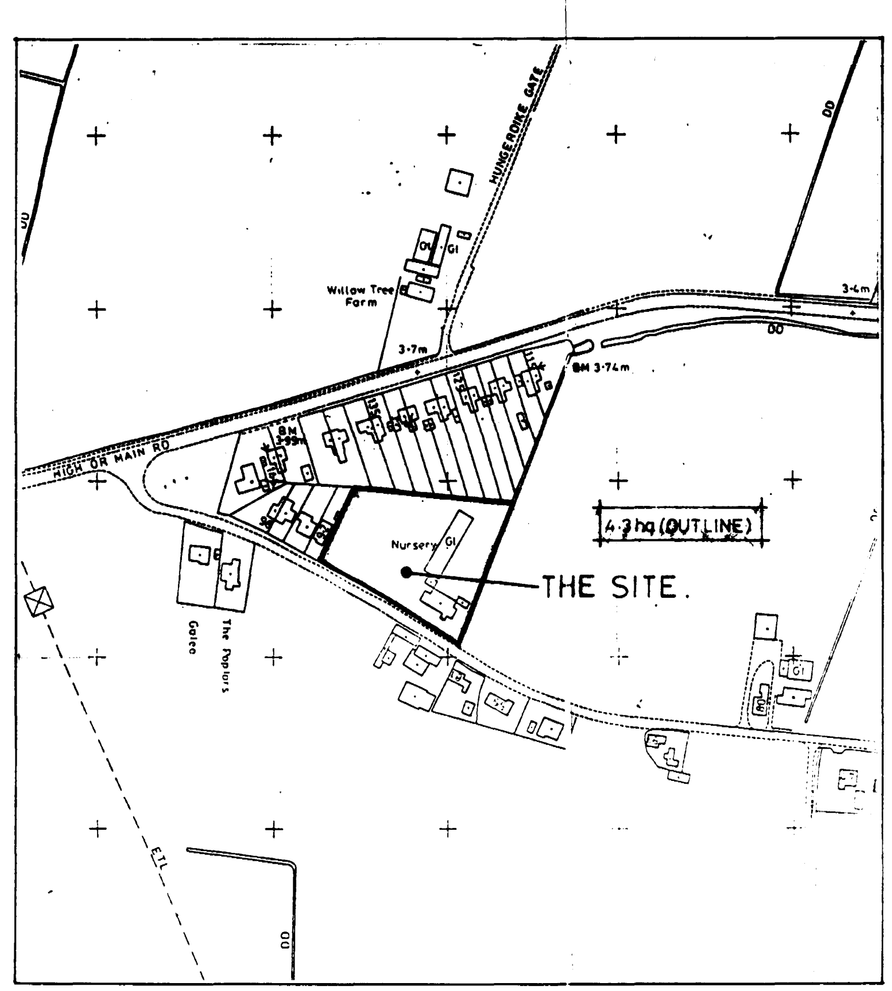


PROPOSED SITE LAYOUT.

SCALE : 1/500.

SITE AREA – 0·587 Ha.

2·4x90 VISIBILITY SPLAY



LOCATION PLAN.

SCALE : 1/2500.

N

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0998/93

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
PROPOSED DWELLING
WIGNALS GATE
HOLBEACH

CLIENT:
MR & MRS. L.E. TAYLOR.
THE POPLARS.
WIGNALS GATE.
HOLBEACH.

SCALES:	DATE:
AS INDICATED.	JAN 1998.
G.R.MERCHANT.	DRAWING No.: LET. 1A

REVISIONS:
A

SUMMIT

5804-0997