.AN 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

Refusal of Planning Permission

Reference: H09/1092/91 Received: 12-NOV-91 Type: FULL

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed block of up to 8 flats and vehicular parking
Location : Fishpond Lane Holbeach
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposal does not provide adequate parking provision (as recommended in the Council's Guide to Parking). If permitted the proposal would therefore lead to vehicles parking on the proposed highway to the detriment of highway safety and inconvenience of other road users.

Director of Planning and Building Control Services
23-JAN-92

H09/1092/91

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. See enclosed notes relating to rights of appeal.

PLANNING APPLICATION

For office use only

Application No. H09/1092/91

Date Registered 12 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. I. B. McEWAN,
47 STATION ROAD,
LONG SUTTON,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.

Tel. No. 761856
(Personal contact name) R. M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BLOCK OF UP TO 8 FLATS AND VEHICULAR PARKING.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £736.00 If you consider no fee is payable include a written explanation instead.

Signed. R M Boor : Poddingtons. Date. 12th November 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 (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: 8 NO. FLATS.

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: 8.1 metres

(b) max. length: 19.003 metres

(c) max. width: 17.878 metres

C. Please state type and colour of materials for facing external walls: FACE BRICK TO MATCH EXISTING.

D. Please state type and colour of roofing materials. ETERNIT 2000 BLUE BLACK SLATES.

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. RESIDENTIAL.

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: FISHPOND LANE

Will there be —

Individual access(es) ☐

New estate road ☑

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

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: TO BRICK PITS DRAIN VIA ADJOINING PONDS.

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	YES	
The proposal is known to affect contaminated or filled land	YES	
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	YES	→ Application No.: H09/1256/90

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

Continue on separate sheet if necessary. SEE ATTACHED LETTER.

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).	OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed R. ~~Applicant~~ Agent) Date 12th November 1991

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 R. ~~Applicant~~ Agent) Date 12th November 1991.

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 736

Receipt Issued ..... No. 12210

Date First Received .....

REGISTRATION

REFERENCE H09/1092/91

Cross-Ref R.....TL.....18.11

Date 13/11/91

VALIDATION Date 14/11/91

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

Site area ..... No. of dwellings ..8.... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description Block of eight flats & vehicular parking

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 £ 736 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 14.11.

Index Sheets 170 OS Nos ..... Grid Ref 536170 194650

Ward ..... Parish .....

Inside IBD Yes Inside LP Area..No

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

Linked to site.....Ref...192... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed. 20/11/91

E AN 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: H09/1092/91 Type: FULL

Applicant: Mr I B McEwan Agent: Messrs Poddingtons
Tel: 0775 761856

Description: Proposed block of up to 8 flats and vehicular parking

Location: Fishpond Lane
Holbeach
Spalding

Valid date: 12-NOV-91 Terminal date: 07-JAN-92
Target dates: Target Committee: 02-JAN-92
To case officer 17-NOV-91 20/11 Report deadline: 19-DEC-91
Inspected by 22-NOV-91
Extra contacts 27-NOV-91 Case Officer:
Report if not clear by 17-DEC-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Holbeach PC		19-NOV-91	03-DEC-91	NOT Supported
Cllr N I Capes	0406 23830	19-NOV-91	03-DEC-91	
Cllr T G M Tyler	0406 22285	19-NOV-91	03-DEC-91	
Cllr D S Venni		19-NOV-91	03-DEC-91	

L.C.C – See H/A/33 dated 21/11/91
Residents (2) TO BE DELIVERED 18-DEC-91 1-JAN-92.
Rustic Lodge & Ballymore

SITE DETAILS

Grid ref: 536170 324680
OS Sheets: 170 Parcel:

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

insc 28/11

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 :

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: Rustic Lodge + Bellagrant
date:

Residents notified on site visit:

Case Officer Conclusions (issues) Close boarded fence to rear — 3 bungalows on other side. Pond fenced with trees (query maintenance of trees. Villas?)

NB NB DSE inspected site 20/1/92 from no. 15a. Fairport Lane. Explained - Briefly - what purpose was to [illegible]. He stated he had no objection to development

Case Officer Recommendations (summary). Confirmed by Case Officer:
(details overleaf)

Delegation
Recommended approvals —

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ 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 ____ All fees (not first Submission)
Other info. viz:
Signed .....
Yes ____

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/1092/91

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	6	1	2	4	6.

2. Address or location

Fishpond Lane, Horbech

3. Name, classification and number of road

UC

4. Date application referred 21-11-91

5. State whether outline, detailed application etc.

Full.

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

Block of up to 8 flats & Parking

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: 9/1/92. 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

Delete as appropriate

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

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

The proposal does not provide adequate parking provision (as recommended in the Councils Guide to Parking) If permitted the proposal would lead to vehicles parking on the proposed highway to the detriment of highway safety and inconvenience of other ~~road~~ road users.

Note to Committee

It is accepted that this site has always been tight on parking, allowance being made for the conversion of the ~~sign~~ existing buildings. If a further 3 spaces were to be provided or the number of flats ~~reduced~~ to the new building reduced back to 6 then this objection could be removed.

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To South Holland (Mrs Gaunt) Planning Reference H09/1092/91

The following are my observations upon the enquiry under the reference quoted above: –

Fishpond Lane, Horbeach

I would point out that 2 extra flats have been added to this site with no additional car parking

The visitor parking provision on the original scheme was already low (due to acceptance of building conversion) However it is unacceptable to add further units without improving the parking.

I shall be pleased if you will discuss this with the applicants.

If it has not already

Date 21/11/91

Signed ..... Director of Highways and Planning

APPLICATION REFERENCE: H09/1092/91 DATE RECEIVED: 12 11 91

APPLICANT: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

TYPE: Full

DESCRIPTION: Proposed block of up to 8 flats and vehicular parking

LOCATION: Fishpond Lane, Holbeach

Parish Council: Not supported, over development with extra two flats.

County Highways: Request refusal on grounds of inadequate parking - It is accepted that this site has always been tight on parking, allowance being made for the conversion of the existing buildings. If a further three spaces were to be provided or the number of flats in the new building reduced back to six then objection could be removed.

Information from Applicant: Applicant concerned about the outlook from the proposed flats and feels he would like to try and improve this. The flats have been redesigned therefore and by doing so two additional flats are able to be incorporated, which has resulted in the project being more cost effective, the new design is considered to be more attractive and takes advantage of the outlook over the adjacent wildlife ponds.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.
Does not comply with approved Parking Standards.

PREVIOUS DECISIONS
H09/1523/89 - Residential Development of 9 flats with 12 parking spaces - Granted 26 January 1990 (adjacent site).
H09/1620/88 - Conversion of sports complex to 15 flats and new block of 6 flats including vehicular access - Granted 18 January 1989.
H09/0961/90 - Conversion of existing squash courts to flats (part of previous scheme) - Refused 30 October 1990.

CONCLUSIONS
1 This application relocates the block of six flats approved under H09/1620/88 from the north of the site to the east and adds another 2 flats to the block.
2 In terms of overlooking the distance from windows in this block of flats to two bungalows set back from the High Street and west of the site is on the borderline of being adequate. Otherwise the development is acceptable.

However the provision of car parking is inadequate for such numbers of flats, in accordance with the County Council's approved standards.

RECOMMENDATION - Refuse Permission.

The proposal does not provide adequate parking provision (as recommended in the Council's Guide to Parking). If permitted the proposal would therefore lead to vehicles parking on the proposed highway to the detriment of highway safety and inconvenience of other road users.

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/910093

Your ref H09/1092/91

04-DEC-91

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

Dear Sir,

Proposal : BLOCK OF UP TO 8 FLATS AND VEHICULAR PARKING
Location : FISHPOND LANE, HOLBEACH, SPALDING
Applicant: MR I B MCEWAN

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.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

Each self contained unit will require a separate water supply and meter. It may also be necessary that the disposal of foul drainage will have to be made by separate connection to the foul sewer. For further information and guidance please contact Mr.L. Outram Principal Engineer (Development Liaison) at the above address.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 DEC 1991

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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

SOUTH HOLLAND
Internal Drainage Board

Site investigation re gas testing

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

Please contact: Mr. Staines

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

92.

Our Ref. RS/PA-F/1084/91/JAM **Your Ref.** **Date** 3 December 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR. I.B. McEWAN
FLATS ETC. - FISHPOND LANE, 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 your clients site which drains via the adjoining Parish Council's ponds to the Board's Brick Pits Drain situated some 100 metres to the South East.

Your client will recall that during the establishment of the existing sporting complex he obtained the consent of the Parish Council to discharge storm water run-off to the "Fish Ponds" and that contributions were made to my Board in accordance with their policy regarding increased flows reaching the Brick Pits Drain.

Various past proposals have been put forward but for the avoidance of doubt I return one of your plans upon which I have marked in Green the area in respect of which contributions have been received and in Blue, the areas upon which a contribution to my Board will be due upon development commencing, as discussed with your client last December.

Should the current planning application be approved, I shall be glad to receive details of the intended storm water system to convey run-off to the "Fish Ponds" together with your clients agreement to make the appropriate contribution to my Board which, based upon the submitted details and the Board's present contribution rate of £6,600 per new impermeable acre provided with a direct outfall and subject to 10% fees and V.A.T., will be £1,200.00.

Please continue to liaise with my assistant Mr. Staines regarding this project in order the above matters can be determined and finalised prior to development commencing.

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

Yours faithfully,

J.D. Ebey

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1991
File Nos.
Acknowledge YES/
by
Date

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: H09/1092/91

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed block of up to 8 flats and vehicular parking

Location: Fishpond Lane Holbeach
Spalding

Type: FULL

Date received: 12-NOV-91

19-NOV-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 04-DEC-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
Director of Planning and Building Control Services

Clerk to Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

MC

S.H.D.C. PLANNING DEPT.
29 NOV 1991
Action by .....

FOR PARISH COUNCIL USE ONLY

Comments: NOT SUPPORTED
OVER DEVELOPED
WITH EXTRA 2 FLATS

Signed: M J Capes.

25.11.91

PODDINGTONS

43 Double Street,
Spalding,
Lincs. PE11 2AA.
Tel: Spalding (0775) 761856
& 768296
Fax: (0775) 710218

architectural design consultants

Our ref. TAP/LJA

Your ref.

Date: 12th November, 1991.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

PLANNING APPLICATION NO. H09/1256/90 - PROPOSED DEVELOPMENT AT FISHPOND LANE, HOLBEACH, FOR: MR. I. B. McEWAN.

We are now acting for Mr. McEwan in respect of the above.

Our Client has given this project some careful thought since it was first approved and is now concerned about the outlook from the proposed flats, and feels he would like to try and improve it.

He has therefore instructed us to re-design the flats. By doing this we have in fact been able to incorporate two additional flats, which has also resulted in the project being more cost effective.

We also feel that the new design is more attractive and takes advantage of the outlook over the adjacent wildlife ponds.

We therefore enclose a new planning application.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

Enc.

58. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

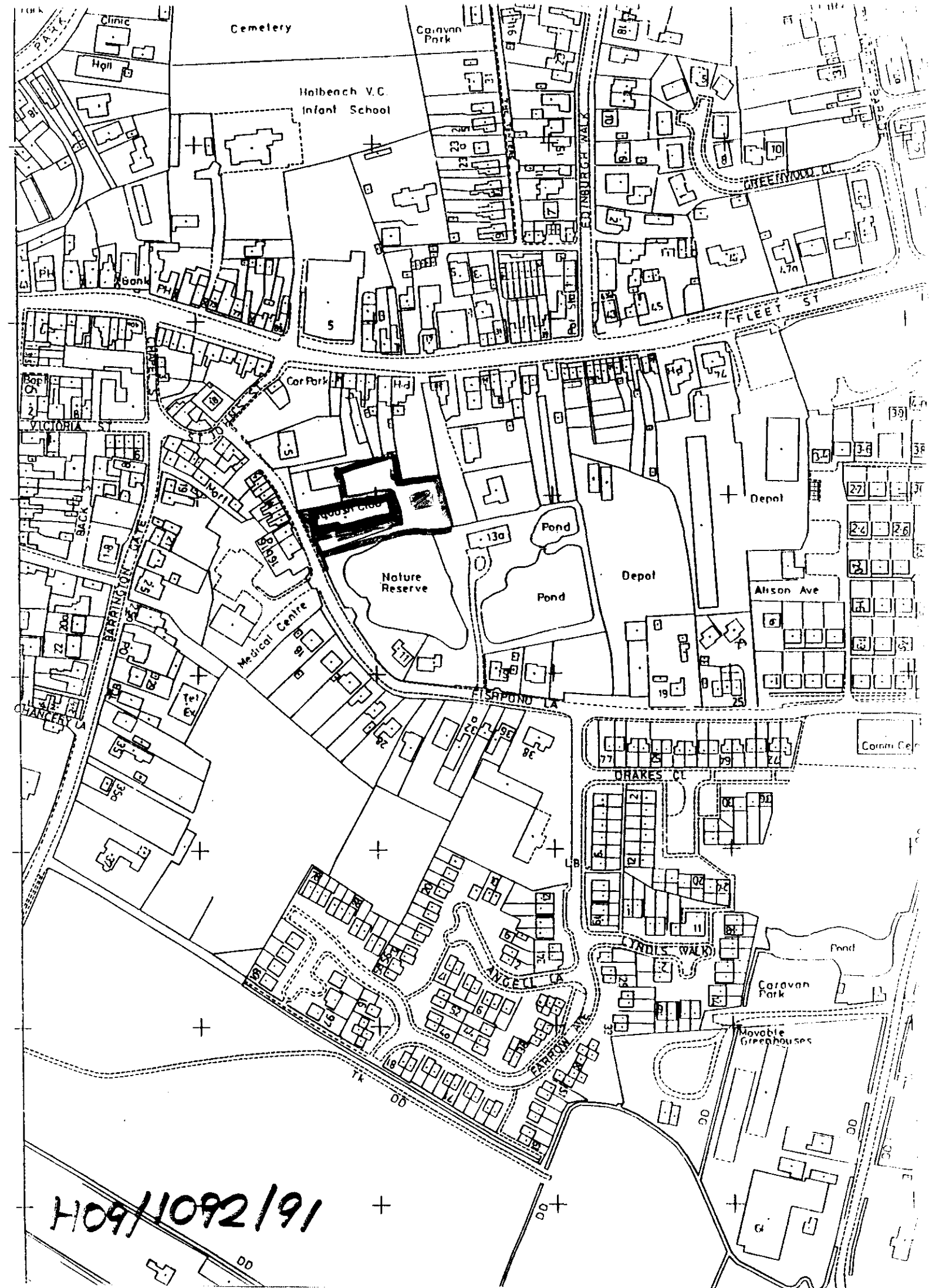
The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

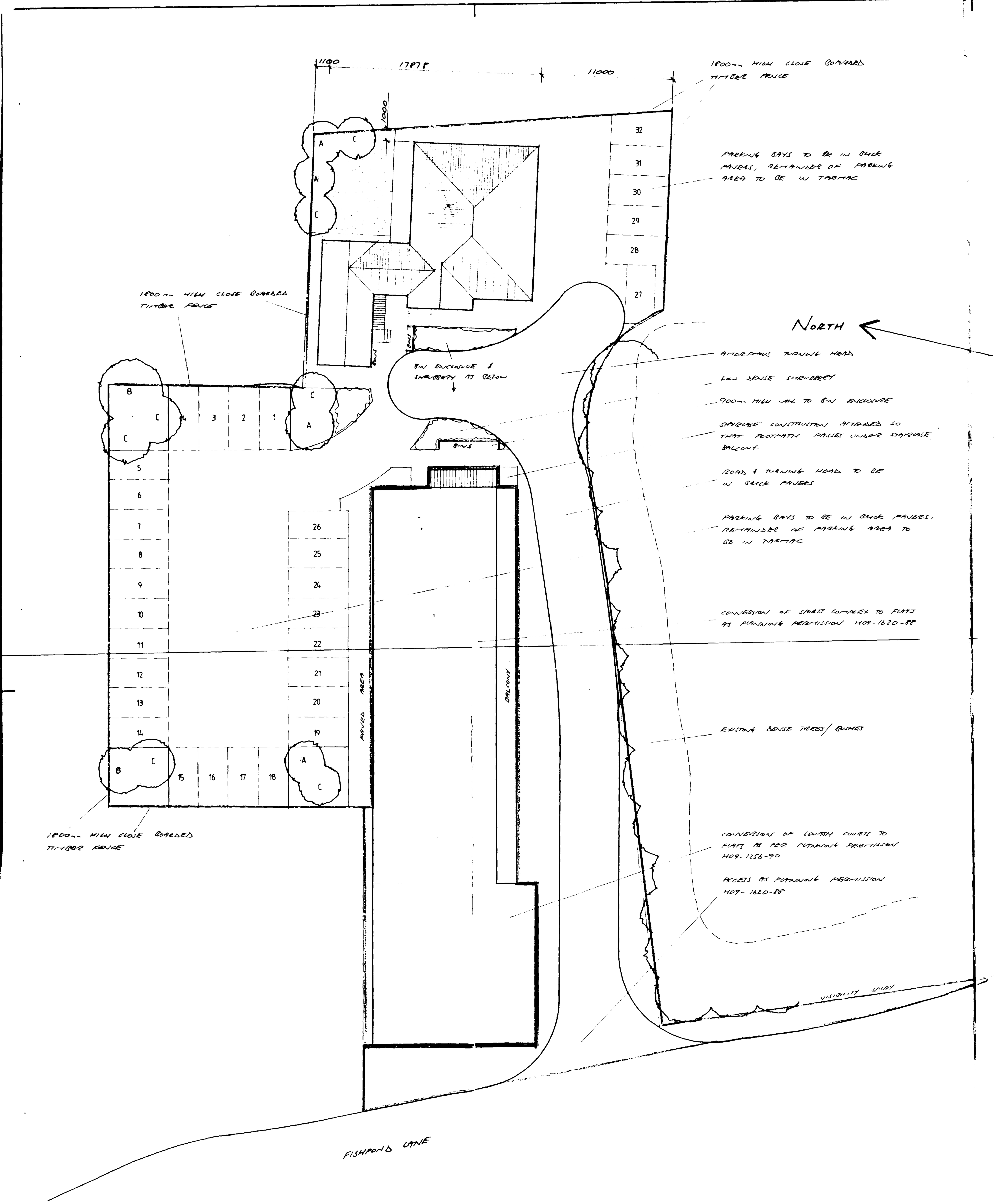
Plan No. and Applicant		Proposal
H22/1009/91 Mr M Craig		Change of use to car sales servicing and mechanical repair of cars at 192 Broadgate, Weston Hills.
H18/1050/91 Cooper Architectural Design	O.A.	Six two-bedroomed and fourteen one-bedroomed apartments including details of siting, means of access and landscaping at West Bank, Sutton Bridge.
H14/1053/91 Mr J Bryan	O.A.	Bungalow in connection with business use at Northgate Farm, Northgate, Pinchbeck.
H14/1060/91 Elsoms (Spalding) Ltd	O.A.	Class B1 & B2 industrial distribution units and Class A1 food and non food retail development with garden centre on land off Wardentree Lane, Pinchbeck.
H05/1083/91 Mr & Mrs G W Payne		Change of use of agricultural land to garden area with pond at Washway Road, Fleet.
H09/1092/91 Mr I B McEwan		Block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H06/1098/91 Kings Quality Homes		19 dwellings including estate road and landscaping on land off Kings Gate, Gedney.
H13/1103/91 G H Myers Ltd		Change of use from barn to residential at Austendyke Road, Austendyke, Moulton.

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

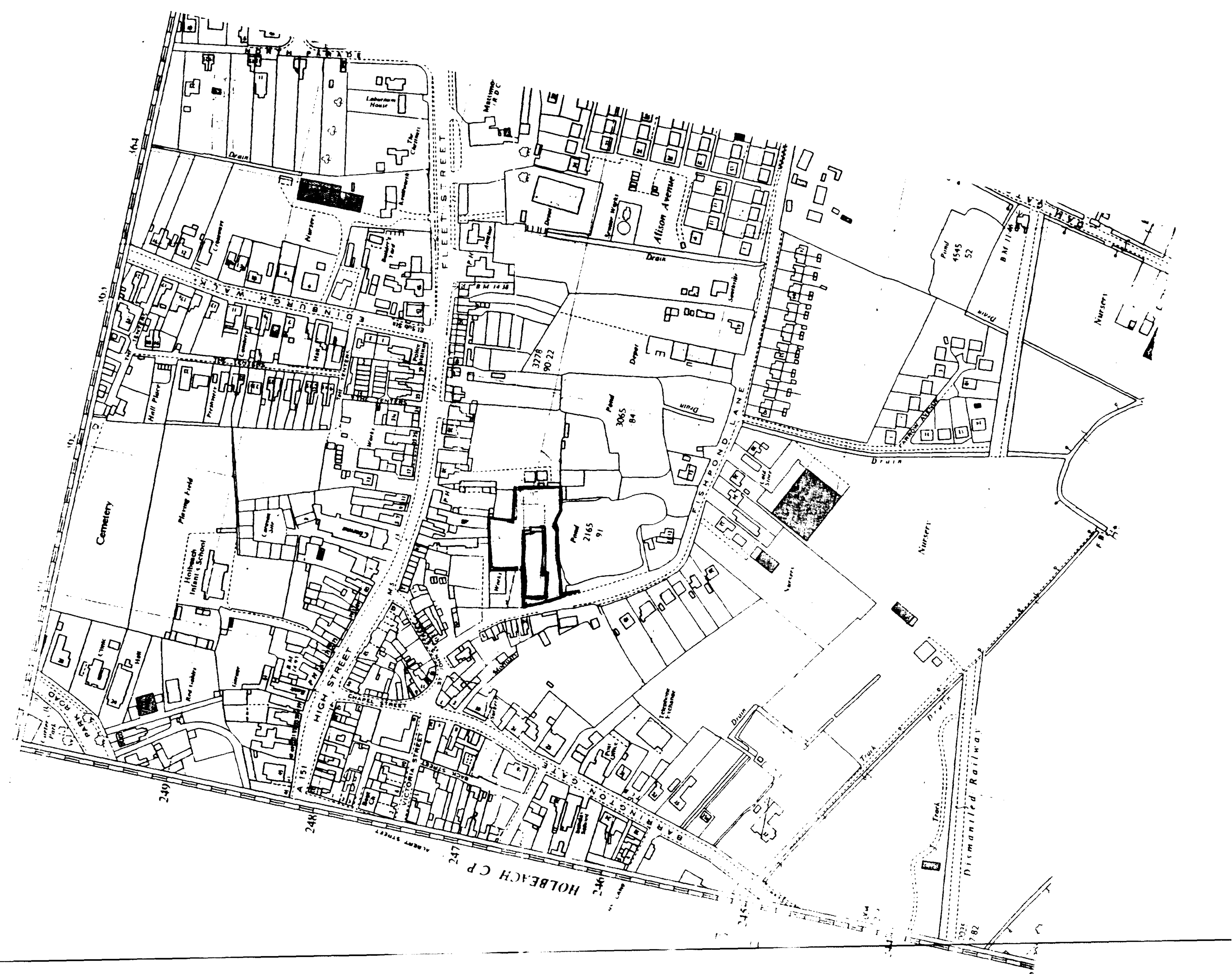
H11/1248/91 Sandra Worts	Listed building consent for a proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)


Cemetery
Caravan Park
Clinic
Hall
Holbeach V.C. Infant School
EDINBURGH WALK
GREENWOOD CL
FLEET ST
PH
Bank
Car Park
Bowl
VICTORIA ST
BACK
BARRINGTON GATE
Quoit Club
Nature Reserve
Pond
Depot
Alison Ave
Medical Centre
FISHPOND LA
CHANCERY LA
DRAKES CL
LYNNS (WALK)
ANGEL LA
FARROW AVE
Caravan Park
Movable Greenhouses
Pond
Tk
DD
H09/1092/91



SITE PLAN 1-200



LOCATION PLAN 1-2500 TAKEN FROM OS SHEET TF36‥ & 3724

TREE PLANTING

PROPOSED TREE PLANTING TO BE

A HAWTHORN

B FIELD MAPLE

C ALDER

SHRUBBERY TO BE TO CLIENTS CHOICE

12 NOV 1991
1092/91

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
architectural design consultan[ts]

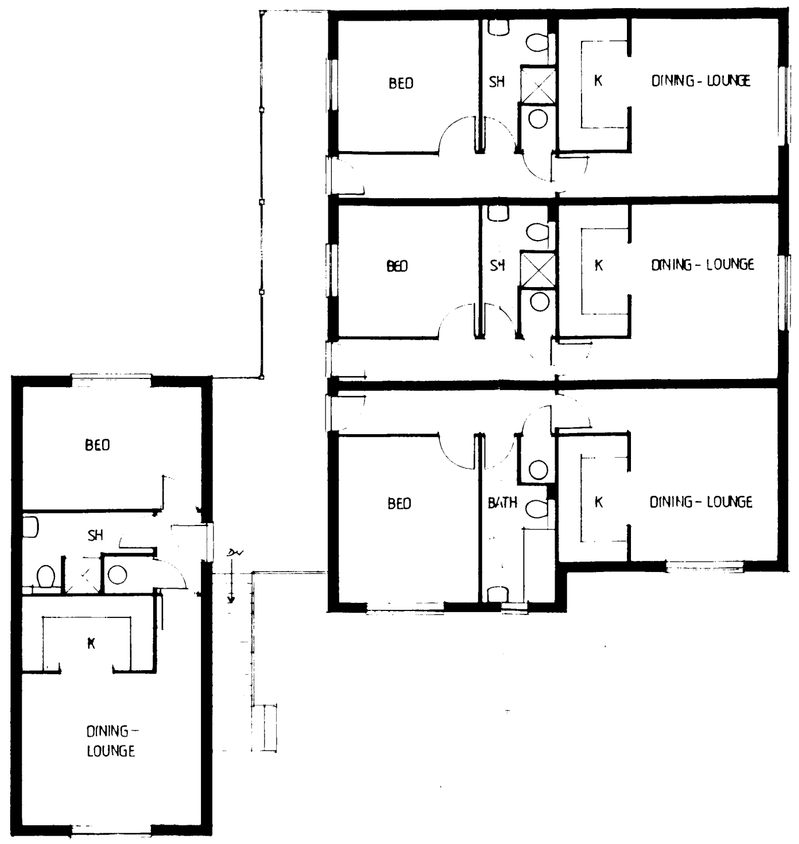
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761[…] 768[…]

project
PROPOSED BLOCK OF 8 FLATS & VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH FOR MR. I. B. MCEWAN

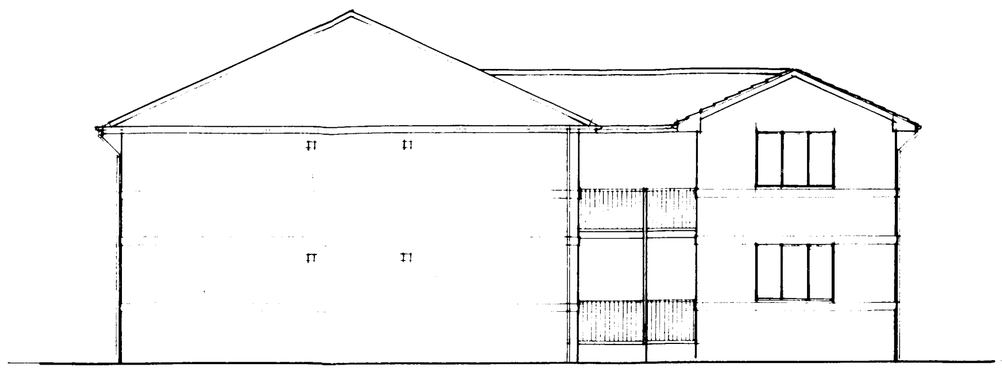
drawing
PLANNING - SITE & LOCATION PLAN

scale
1-200
1-2500

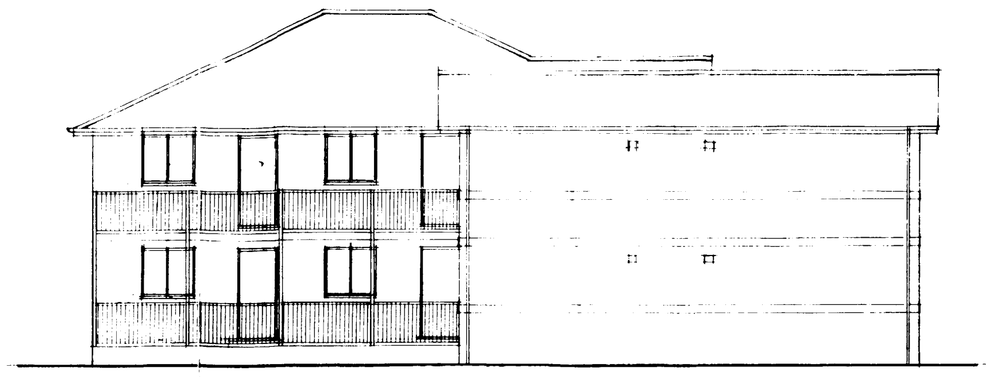
drawing no
RMB-2448-3



FIRST FLOOR



EAST



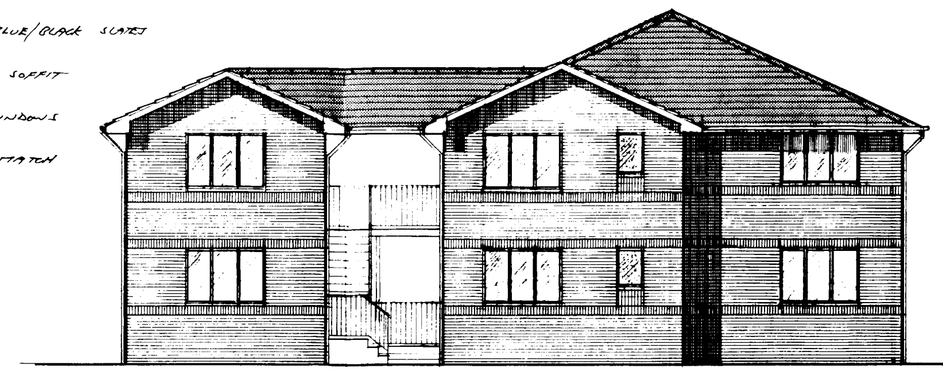
NORTH

ETERNIT 2000 BLUE/BLACK SLATES

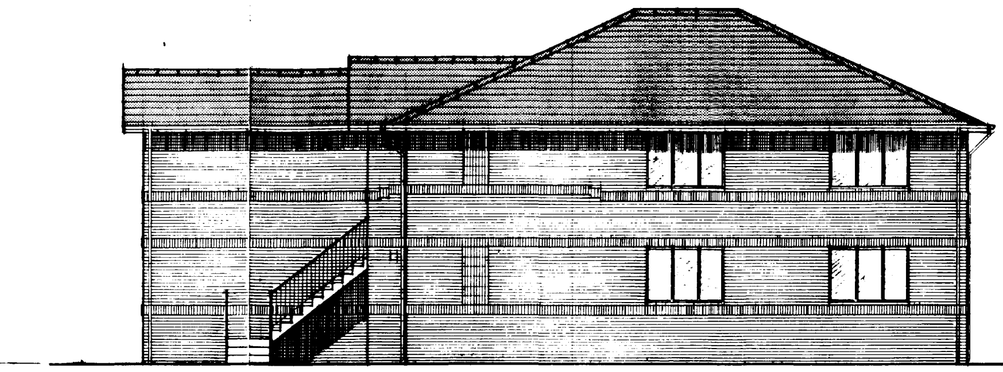
WHITE FASCIA & SOFFIT

WHITE UPVC WINDOWS

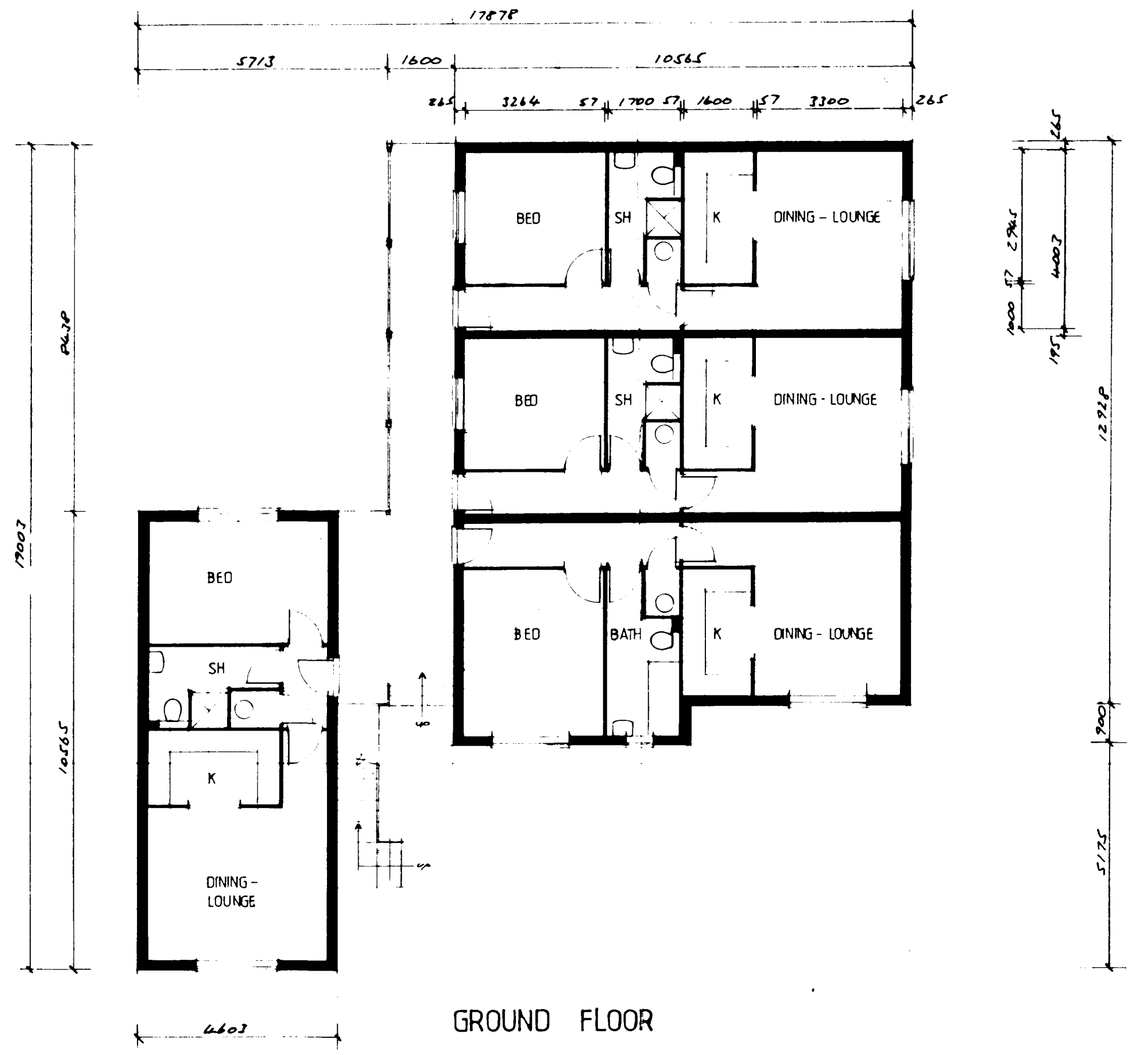
FACE BRICK TO MATCH EXISTING



WEST



SOUTH



GROUND FLOOR

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

13/12/1991
1092/91

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Spalding (0775) 761856
768296
architectural design consultants

project

PROPOSED BLOCK OF 8 FLATS & VEHICULAR PARKING AT FISHPOND LANE, HOLBEACH FOR MR I. G. McEWAN

drawing

PLANNING - FLOOR PLAN & ELEVATIONS

scale	drawing no.
1:100	RAS-2448-2
date: SEPT 91	drawn: RAL.
	checked