APPLICATION NO. : H09/1093/91

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	—
APPLICATION FORM	6
CHECK SHEETS AND FRONT FILE SHEET	10
ALL OTHER CORRESPONDENCE	15
ALL OTHER DRAWINGS	33
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1093/91 Received:17-NOV-91 Type:OUTLINE

Name: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech Cambs

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

Description: Erection of three dwellings including details of means of access
Location : Land at rear of Horse & Groom Public House High Street Holbeach Spalding

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

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

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

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

Reason: The application was submitted in outline only.

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.

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

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

4 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no fence, wall, structure, or other means of enclosure shall be erected on the land forward of the proposed dwellings.

Reason: To ensure that vehicles have good visibility when emerging from any of the proposed driveways onto the Chase, in the interest of general road safety.

Notes to Applicant:

You are advised to satisfy yourself that you do have a legal right of way over the access roadway (known as the Chase), which serves the site, before development is commenced.

The applicant is advised that the District Council has resolved to include this site within the Holbeach Conservation Area. Special regard should be paid, therefore, to ensure that the final development is appropriate for the location in terms of design and appearance.

The development should be designed and screened to take into effect possible noise disturbance from the adjacent public house.

Director of Planning and Building Control Services
12-MAR-92 H09/1093/91

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.

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1093/91 Received:17-NOV-91 Type:OUTLINE

Name: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech Cambs

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

Description: Erection of three dwellings including details of means of access
Location : Land at rear of Horse & Groom Public House High Street Holbeach Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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

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

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

Reason: The application was submitted in outline only.

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

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

4 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no fence, wall, structure, or other means of enclosure shall be erected on the land forward of the proposed dwellings.

Reason: To ensure that vehicles have good visibility when emerging from any of the proposed driveways onto the Chase, in the interest of general road safety.

Notes to Applicant:

You are advised to satisfy yourself that you do have a legal right of way over the access roadway (known as the Chase), which serves the site, before development is commenced.

The applicant is advised that the District Council has resolved to include this site within the Holbeach Conservation Area. Special regard should be paid, therefore, to ensure that the final development is appropriate for the location in terms of design and appearance.

The development should be designed and screened to take into effect possible noise disturbance from the adjacent public house.

Authorised to issue:

10-MAR-92 H09/1093/91 AD..AP.....DC....SM

11/3

11/3

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1098/91

Date Registered 12 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. J. WATERS,
CROWN & MITRE,
HOCKLAND ROAD,
TYDD ST. GILES,
WISBECH, CAMBS.

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

LAND AT REAR OF HORSE & GROOM, HIGH STREET, HOLBEACH, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED THREE NO. DWELLINGS. including details of means of access

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £184.00 If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date. 16th September 1991.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area 0.1026 (Hectares) (EXCLUDING PRIVATE ROADWAY).

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 3 NO.

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. BUILDING PLOTS.

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: Will there be — Individual access(es) / New estate road

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	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	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	YES	→ Application No.: H09/0361/89

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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).

OWNER OF SITE AND RIGHT OF WAY OVER ACCESS ROAD.

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

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

Certificate B

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

State Name and address of owner: State Date notice served:
Owner of road not known.

Signed ..... Poddingtons ~~Applicant~~/Agent) Date 16th September 1991

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 ..... Poddingtons ~~Applicant~~/Agent) Date 16th September 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

INITIALS/DATE

REFERENCE : H09/1093/91 BC ref : N/A

Type : OUTLINE

First received : 14.NOV.91

VALID : .....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF: 170/
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £184
Submitted fee £184. Receipt no.10087
Additional fee £ — Receipt no.915
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION Site area H 0·16
Floorspace M —
No of dwellings 3 Plotted.20.1

Location -

Index sheet no 17C

Grid ref 537080 203480

Ward ...

Parish ...HORLEY

Local Plan area ...NO

IBD Inside/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

Other applications on site

Site 353

Other relevant apps

133/86
361/89

Data input.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently vacant sheds in centre. Partially screened by fencing wall. Pub to South. School to NE. Building to rear. Photos taken.

Inspected by: DMG
date: 5/2

Residents notified on site visit: Horse + Groom Public House, High St - Post
Holbeach Infant School, Off High St - "
Holbeach Scout + Guide Headquarters, Off High St - Post
Dunromin, Park Rd - Post
House Opposite - Hand.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) Post Committee. DMG 9/3
(details overleaf) Consent.

Delegation
Recommended approvals -

Confirmed by Case Officer:

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

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

Recommend approval against material objection — Yes .... — Any objection received? No / If yes, is any obj. material? Yes / No — No ....

[Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No ....

[Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
.....

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

Conditions/Reasons

TL 2 (1)

1 SC8 - (Details).
2 SC27 - (Implementation Of Planting). (2)(3)
3 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no fence, wall, structure, or other means of enclosure shall be erected on the land forward of the proposed dwellings. (4) SCA

Reasons
1 Standard.
2 Standard.
3 To ensure that vehicles have good visibility when emerging from any of the proposed driveways onto the Chase, in the interest of general road safety.

Notes
1 You are advised to satisfy yourself that you do have a legal right of way over the access roadway (known as the Chase), which serves the site, before development is commenced. (5) SNA
2 The applicant is advised that the District Council has resolved to include this site within the Holbeach Conservation Area. Special regard should be paid, therefore, to ensure that the final development is appropriate for the location in terms of design and appearance. (6) SNB

3. ~~The design should be sited~~ The development should be designed and screened to ~~exhibit~~ take into effect possible noise disturbance from the adjacent Public House (7) SNC

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

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

APPLICATION REF:

DIRECTIONS

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:

CONSULTATION/PUBLICITY REQUIRED DMP 23/1

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 .....

BRIAN SMITH Dip TP MRTPI
Director 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

CLAM

Application no: H09/1093/91 Type: OUTLINE

Applicant: Mrs J Waters
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Erection of three dwellings including details of means of access

Location: Land at rear of Horse & Groom Public House
High Street
Holbeach Spalding

Valid date: 17-JAN-92
Target dates:
To case officer 22-JAN-92
Inspected by 27-JAN-92
Extra contacts 01-FEB-92
Report if not clear by 21-FEB-92

Terminal date: 13-MAR-92
Target Committee: 03-MAR-92
Report deadline: 18-FEB-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .16 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Holbeach PC		23-JAN-92	06-FEB-92	Support
Cllr N I Capes	0406 23830	23-JAN-92	06-FEB-92	
Cllr T G M Tyler	0406 22285	23-JAN-92	06-FEB-92	
Cllr D S Venni		23-JAN-92	06-FEB-92	
L.C.C. ~~plan rec'd 23/1/92~~ Ops Attached JR CS 6/2/92				
Horse & Groom P.H, High St. Holbeach		06-FEB-92	20-FEB-92	
Holbeach Infant School, Off High St, Holbeach		06-FEB-92	20-FEB-92	
Holbeach Scout & Guide Hqrs, Off High St		06-FEB-92	20-FEB-92	
"Dunromin", Park Rd, Holbeach		06-FEB-92	20-FEB-92	
New House High St. Holbeach		7 FEB 92	21 FEB 92	

SITE DETAILS

Grid ref: 524080 324870
OS Sheets: 170 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1701 DATE RECEIVED: 16/9/91

APPLICANT: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech
Cambs

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

DESCRIPTION OF DEVELOPMENT : Proposed three no. dwellings including details of means of access

LOCATION: Land at Rear of Horse & Groom, High Street, Holbeach

20 September 1991

Dear Sir/Madam

Certificates relating to ownership of land, where owners are not known

In most cases, applicants will be aware of who owns the land on which they are making their application, and will submit the appropriate certificate as printed on the last page of the application form (i.e. Certificate A if the applicant is the sole owner, or Certificate B if any of the land is owned by someone else).

Sometimes, however, you may not know definitely the ownership of part of the site - perhaps an old farm roadway or a piece of ground between the site and the highway, for instance. In such cases you must submit a different certificate - either Certificate C or Certificate D.

If you know some of the owners (other than the applicant), you should use Certificate C, giving details of the owners you do know. If you know none of the owners (other than the applicant), you should use Certificate D. In both cases you must advertise the application, and you must list the steps you have taken to try to locate the owners. A reasonable attempt to find them must be made. Copies of the certificates and of the Notice for advertising the proposed are enclosed.

Yours faithfully

B. Smith

District Planning Officer

H09/1093/91

NN3

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1701

DATE RECEIVED: 16/9/91

APPLICANT: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech
Cambs

AGENT: M/s Poddingtons
43 Double Street
Spalding
Lincs PE11 2AA

DESCRIPTION OF DEVELOPMENT : Proposed three no. dwellings including details of means of access

LOCATION: Land at rear of Horse & Groom, High Street, Holbeach

20 September 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

The private roadway needs to be included within the site area and fee calculated accordingly. A special certificate must be submitted in respect of the ownership of the roadway (see separate letter attached).

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

B Smith.

District Planning Officer

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

Re Struck
Sent 19/12
T/36.

PODDINGTONS

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

architectural design consultants

Our ref. RMB/LJA

Your ref.

Date: 25th September 1991.

For the attn. of Mrs. A. Maxwell

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

Dear Sirs,

PROPOSED 3 NO. DWELLINGS AT LAND AT REAR OF HORSE & GROOM, HIGH STREET, HOLBEACH, SPALDING, LINCS, FOR: MRS. J. WATERS. APPLICATION REF: INVALID 1701.

Further to your letter dated 20th September 1991, and our telephone conversation of today's date, we confirm that the site area is 0.1026 hectares as stated on the planning form, the access road is an additional 0.0387 hectares, bringing the total to 0.1413 hectares, and therefore the fee submitted is correct.

Yours faithfully,
Poddingtons,

R. M. BOOR.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1991
Ack. of
File Nos.
DPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

PODDINGTONS

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

architectural design consultants

Our ref. HJW/LJA

Your ref.

Date: 9th January 1992.

1093/91 IPV

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JAN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By

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

Dear Sirs,

PROPOSED THREE NO. DWELLINGS AT LAND AT REAR OF HORSE & GROOM, HIGH STREET, HOLBEACH, FOR: MRS. J. WATERS.

Our Client has advised us that the following are the names and addresses of persons and properties in The Chase. We confirm we have sent each one a Notice under Section 27.

Holbeach Infants School, The Chase, Off High Street, Holbeach.

Mr. & Mrs. J. Henson, The Chase, Off High Street, Holbeach.

The Farmer Educational Trust, c/o The Clerk, Peter Brown, Mossop & Bowser, West End, Holbeach.

The Farmer Educational Trust also own the access road to the site.

We also enclose copy of a letter dated 3rd June 1986, from Messrs. Roythorne's, submitted with our Client's previous application reference H9/123/86, confirming our Client has a right of way over the access.

Yours faithfully,
Poddingtons,

H. J. WILSON (MRS).

ENC.

U R G E N T

T. W. HARBAGE
J. E. B. HODGKINSON Notary Public
S. R. COLTMAN B.A. (Cantab.)
W. E. RUSSELL
E. PLUMMER
R. C. TONGUE, M.A. (Cantab.)
H. K. ELLIS, LL.B. (London)
D. R. PROCTOR
G. M. ORTON
P. J. BREWSTER, M.A. (Cantab.)
G. C. H. SMITH, M.A., LL.B. (Cantab.)
G. R. HARROD, M.A. B.Sc. (Econ.)
C. P. BENNETT
A. J. PLUMMER, B.Sc. (Edin.)
L. P. FIDLER, LL.B. (London)
D. C. BAMBRIDGE
P. R. OSBORNE, B.A.

ROYTHORNE & CO.
SOLICITORS

10 PINCHBECK ROAD,
SPALDING, LINCS.
PE11 1PZ

Telephone: 0775 4141
Telex: 32823
Fax: 0775 5736
Also at BOSTON, LINCS. (Tel: 0205 61261)

YOUR REF. H9/0123/86 SC/JRB OUR REF. JWM(EP) 3rd June 1986

Dear Sir,

Mr and Mrs R.C. Waters - Proposed Development of three houses with garages on land to the rear of The Horse and Groom, Holbeach - Application Number H9/123/86

We are instructed by Mr and Mrs Waters, and we refer to your letter of 21st May 1986, addressed to our clients.

As it appears that you do not have a complete copy of the Conveyance of 22nd September 1981, we enclose such a copy. It will be seen that the Conveyance grants to our clients "such rights of way as the Vendor is able to grant over the access road lying to the east of the property", ie. the access way from High Street to the property.

Although our clients have only owned this land since 1981, they have occupied The Horse and Groom for many years, and have been familiar with the land in question for even longer. The land was previously owned by the Norwich Brewery Limited and its predecessors, and our clients state that the roadway has always been used by the Brewery Companies, with or without vehicles, as of right, for as long as they can remember. The same applies during their own period of ownership.

In view of the length of time during which the land has been in the ownership of the various Brewery Companies, we think that it is likely that continuous long and uninterrupted use of the roadway by the Brewery Companies for the purpose of gaining access to what is now our clients' land has created a right of way by prescription, even if such a right of way was not originally in existence. Indeed, we can think of no other reason for the inclusion of the words in the Conveyance to our clients referring to the rights of way.

It would of course be possible for our clients to convey to any purchaser the benefit of the rights of way which our clients now enjoy.

Yours faithfully,

The District Planning Officer,
South Holland District Council,
Council Offices,
Chatterton Tower, Winfrey Avenue, SPALDING,

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1093/91

Applicant: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech Cambs

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

Description: Proposed three no dwellings including details of means of access

SOUTH HOLLAND D.C.
PLAN DEPT
17 JAN 1992
REF

Location: Land at rear of Horse & Groom Public House
High Street
Holbeach Spalding

Type: OUTLINE

Date received: 12-NOV-91

10-JAN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

A further fee of £36 is required. enclosed.

The necessary notice under Section 27 needs to be completed with details of dates served etc. already sent 10/1/92.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

PLEASE RETURN COPY WITH REPLY

Principal Administrative Officer

Form P1C

Town and Country Planning Act 1971 - Certificate under section 27

Certificate A*

I hereby certify that:-

1. No person other than the applicant was an owner **(a)** of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application;

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2 *~~I have~~ / The applicant has given the requisite notice to every person other than *~~myself~~ / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–

Name of tenant **(e)** | Address | Date of service of notice

SOUTH HOLLAND D.C.
PLAN DEPT
17 JAN 1992
REF.....

Signed .....

*On behalf of .....

Date .....

**Delete where inappropriate*

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
(e) If you are the sole agricultural tenant, enter "None".

Town and Country Planning Act 1971 - Certificate under section 27

Certificate B*

I hereby certify that:–

1. *~~I have~~ / The applicant has given the requisite notice to all the persons other than *~~myself~~ / the applicant who, 20 days before the date of the accompanying application, were owners **(a)** of any part of the land to which the application relates, viz.–

Name of owner	Address	Date of service of notice
Mr. & Mrs. J. Henson,	The Chase, Off High Street, Holbeach.	9th January '92
Holbeach Infants School,	The Chase, Off High Street, Holbeach.	9th January '92
Clerk to The Farmer Educational Trust,	c/o Mossop & Bowser, West End, Holbeach.	9th January '92

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2. *~~I have~~ / The applicant has given the requisite notice to every person other than *~~myself~~ / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–

Name of tenant **(e)** | Address | Date of service of notice

Signed H. Jackson (NP), Poddingtons

*On behalf of Mrs. J. Waters

Date 9th January 1992.

**Delete where inappropriate*

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
(e) If you are the sole agricultural tenant, enter "None"

(Notice for service on individuals)

Town and Country Planning Act 1971-Notice under section 27 of application for planning permission

Proposed development at **(a)**

Take notice that application is being made to the **(b)**

Council by **(c)**

for planning permission to **(d)**

If you should wish to make representations about the application, you should make them in writing not later than **(e)** to the Council at **(f)**

Signed .....

*On behalf of .....

Date .....

**Delete where inappropriate*

(a) Insert address or location of proposed development.
(b) Insert name of Council.
(c) Insert name of applicant.
(d) Insert description of proposed development.
(e) Insert date not less than 20 days later than the date on which the notice is served.
(f) Insert address of Council.

SOUTH HOLLAND DISTRICT COUNCIL
2[illegible] JAN 1992
CHIEF EXECUTIVE'S DEPT

Lincolnshire County Council

Holbeach V C Infants School
High Street
Holbeach PE12 7ED
Telephone Holbeach 22102 STD 0406

Headmistress
Mrs R D Tingle

Chief Executive,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

17th January 1992

Dear Sirs,

re - **Proposed Three No. Dwellings at Land at Rear of Horse and Groom, High Street, Holbeach for Mrs. J. Waters.**

We have received Notice of the above application and although the Governors of this school do not object in principal it does have reservations.

There are 172 children at present in the school and in September 1992 numbers are expected to increase to 193.

In view of the heavy vehicles that such a development would use and for the safety of the children, as the school is due to close 31st August 1993, it would be preferable if permission be deferred until after this date.

Yours faithfully,

C. A. Withers.

Mrs. C. A. Withers.
Clerk to the Governors.

1095/91
S.H.D.C. PLANNING DEPT.
RECEIVED
24 JAN 1992 DC
Acknowledged
Copy to .....
YES/NO
Date 27/1

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1093/91

Applicant: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech Cambs

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

Description: Erection of three dwellings including details of means of access

Location: Land at rear of Horse & Groom Public House
High Street Holbeach Spalding

Type: OUTLINE

Date received: 17-JAN-92

23-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 07-FEB-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

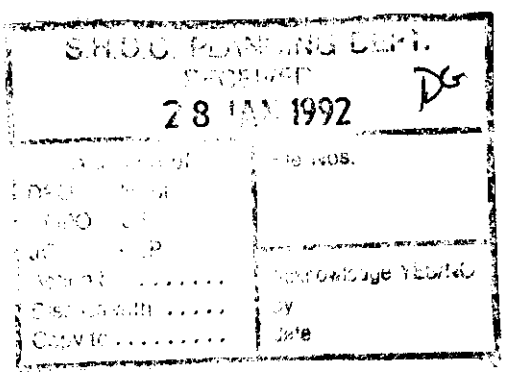
Clerk to Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:

25-1-92



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H09/1093/91

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		
	2	4	0	2	4	8

2. Address or location

REAR OF HORSE & GROOM PH, HIGH ST HOLBEACH

3. Name, classification and number of road

I

4. Date application referred 23-1-92

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF 3 DWELLINGS

7. Delete as appropriate

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

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

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

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

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

Date: 31/1/92. Signed: J Emmerson
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

This site is served by a narrow private road which gains access to High Street between two buildings, through an archway. This private road, particularly between the properties fronting High Street, is inadequate in width for two vehicles to pass. The ~~private~~ private road already serves an Infant School 2 properties and the public house car park

To allow this proposal would intensify the use of this private road thereby increasing the chances of vehicles meeting at the narrow access. ~~Such~~ On such occasions vehicles trying to enter the site, will when meeting vehicles leaving the site have to stop, wait and even reverse onto High Street, to the detriment of highway safety.

There will also be an increase in conflict between vehicles and children travelling to the school.

Note:— use continuation sheet(s) as necessary. There is no turning facility on this private Road. Therefore service/delivery vehicles visiting this site would need to reverse back out onto High Street to the detriment of highway safety.

Lincolnshire
County Council

Holbeach V C Infants School
High Street
Holbeach PE12 7ED
Telephone Holbeach 22102 STD 0406

Headmistress
Mrs R D Tingle

Chief Executive,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

17th January 1992

Dear Sirs,

re - Proposed Three No. Dwellings at Land at Rear of Horse and Groom, High Street, Holbeach for Mrs. J. Waters.

We have received Notice of the above application and although the Governors of this school do not object in principal it does have reservations.

There are 172 children at present in the school and in September 1992 numbers are expected to increase to 193.

In view of the heavy vehicles that such a development would use and for the safety of the children, as the school is due to close 31st August 1993, it would be preferable if permission be deferred until after this date.

Yours faithfully,

C. A. Withers.

Mrs. C. A. Withers.
Clerk to the Governors.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1992 DG

For the Attention of Mr. D. M. GEDNEY.

Further to our phone conversation enclosed is copy of original letter.

Lincolnshire
County Council

Holbeach Infants School
High Street
Holbeach
Spalding PE12 7ED
Telephone Holbeach 22102 STD 0406

Dunrohin.
Paul Road.
Holbeach. Spalding
Lincs PE12 7EE

[redacted]

Application No. H09/1093/91

Dear Sir.

With reference to the above application, we have no objections to Bungalows being built, but do object strongly to Houses or high buildings that will overlook our property and destroy our privacy.

Yours faithfully.
J Watson.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 FEB 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 11/2

Mr Brian Smith.
Planning Officer.
Council Offices
Spalding

APPLICATION REFERENCE: H09/1093/91 DATE RECEIVED: 12 11 91

APPLICANT: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech
Cambs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 3 MAR

TYPE: Outline

DESCRIPTION: Proposed three no dwellings including details of means of access

LOCATION: Land at rear of Horse & Groom Public House, High Street, Holbeach

Parish Council: Supported.

County Highways: Request Refusal.

Public Objections: Letters received from Holbeach Infants School and owner/occupier of "Dunromin", Park Road - summarised.

- Although the governors of the school do not object in principle, do have reservations.
- In view of heavy vehicles that such development would create and for the safety of the children, as the school is due to close 31 August 1993, would be preferable if permission be deferred until after this date.
- No objections to bungalow being built, but do object strongly to houses or high buildings that will overlook our property and destroy our privacy.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Planning Policy Guidance Note 3 (Land For Housing).
Outside the Conservation Area.

PREVIOUS DECISIONS
H09/0123/86 - Outline - 3 houses with garages, land at rear of Horse & Groom - Permitted, 24 July 1986.
H09/0361/89 - RM - 3 houses with garages, land at rear of Horse & Groom - Permitted, 16 June 1989.

PLANNING ISSUES
1 The determining issues in this particular case are:-
(a) whether the site is suitable to accommodate 3 dwellings as proposed, given its relationship to existing development in the locality.
(b) Highway considerations including right of access to the site.
2 The site is approximately 0.1 hectare in size (excluding the private roadway).

It is currently vacant and is surrounded by a two metre brick wall to the north and a 1.5 metre fence to the west, beyond which is a scout and guide hut. The rear car park associated with the Horse and Groom is located immediately to the south.

3 Access to this site is via the Chase, which leads off the High Street and passes through a narrow archway. Once past the archway there is a narrow footpath along the eastern site. This access way also serves the school and one dwelling, which was granted consent under H09/0516/82.

CONCLUSIONS

1 The site has the benefit of a permission for three dwellings and on this basis the current application may only properly be refused if there has been a significant change of circumstance since the original grant. In this case there has been a change in circumstances, in as much as the site was recently identified as being suitable for inclusion within the Conservation Area boundary (Planning Committee resolution dated 21 January 1992). Although this has to be borne in mind it does not, however, represent sufficient justification for refusing the development; but a note should be attached to any permission regarding suitability of design and materials.

2 When the previous outline application was being considered, concern was expressed over the access serving the site and the rights of the applicant were questioned, both as existing and the legality of passing this to subsequent householders. Advice was then taken from the District Secretary regarding the legal position of the right of access as described in the copy of the conveyance. It was his opinion that there was no direct evidence available showing that the applicants had right of way over the private road. He suggested that providing the Council was satisfied that the site is suitable for residential development, to safeguard the Council a note should be attached to any permission indicating that the applicant must satisfy herself that there is a right of way over the access road. This would also act as a warning to any prospective purchaser who would no doubt ensure a right of way existed before proceeding with the purchase of a plot(s).

3 Given the above advice and notwithstanding the request of the County Highways Authority to refuse the application, it was nevertheless resolved with the previous application that permission be granted subject to the aforementioned note being attached. My recommendation to Committee in respect of this application therefore reflects this fact.

4 I have considered the objections received, including those of the Governors of Holbeach Infants School, but they are not considered to be of sufficient weight, in my opinion, as to justify a refusal of planning permission. The matters relating to overlooking and lack of privacy can be assessed at the reserved matters stage.

RECOMMENDATION - Grant Permission.

1 SC8 - (Details).

2 SC27 - (Implementation Of Planting).

3 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no fence, wall, structure, or other means of enclosure shall be erected on the land forward of the proposed dwellings.

Reasons

1 Standard.

2 Standard.

3 To ensure that vehicles have good visibility when emerging from any of the proposed driveways onto the Chase, in the interest of general road safety.

Notes

1 You are advised to satisfy yourself that you do have a legal right of way over the access roadway (known as the Chase), which serves the site, before development is commenced.

2 The applicant is advised that the District Council has resolved to include this site within the Holbeach Conservation Area. Special regard should be paid, therefore, to ensure that the final development is appropriate for the location in terms of design and appearance.

---

168. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted**

Plan No. and Applicant		Proposal
H09/1093/91 Mrs J Waters	O.A.	Three dwellings including details of means of access on land at rear of Horse & Groom Public House, High Street, Holbeach.
H08/0010/92 Mr & Mrs R Hogben	O.A.	Two dwellings (renewal of outline planning permission H08/0083/89) on Building Plot off Salem Street, Gosberton.
H08/0052/92 Mr & Mrs R Hogben		Bungalow with detached garage on Building Plot off Salem Street, Gosberton.
H13/0056/92 Mr & Mrs R Willingham	O.A.	Dwelling at River Lane, Moulton.
H16/0083/92 Miss J Henderson		Change of use to restaurant (from Class A2 to A3) at 24 Hall Place, Spalding.

(Subject to (i) an additional condition requiring the submission and agreement of details of fume extraction and (ii) the deletion of the recommended condition prohibiting the sale of hot food for consumption off the premises.)

(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
H20/1337/91 Mr G Salter	O.A.	Dwelling at formerly "Holly Tree House", Birds Drove, Sutton St James.
H19/0017/92 Mr N C Smith	O.A.	One pair of semi-detached and one detached dwelling (including details of siting and means of access) at Inkleys Farm Bungalow, South Eau Bank, Throckenholt.
H08/0022/92 Mr W Tynan	O.A.	Dwelling, including details of access, at 91 Westhorpe Road, Gosberton.
H09/0035/92 Mr C G Harvey		Mobile home at 41 Park Lane, Holbeach.
H07/0037/92 Mr G H Miller	O.A.	Residential development at Mole Drove, Gedney Hill.
H08/0075/92 Mr & Mrs J T Pike	O.A.	Bungalow and garage at Part OS No 109 Cheal Road, Gosberton Cheal.
H14/0087/92 Mr & Mrs M R Senior		2 bed bungalow and garage on land at Six House Bank, West Pinchbeck.

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: H09/1093/91

Applicant: Mrs J Waters
Crown & Mitre
Hockland Road
Tydd St Giles
Wisbech Cambs

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

Description: Erection of three dwellings including details of means of access
Location: Land at rear of Horse & Groom Public House
High Street Holbeach Spalding

Type: OUTLINE

19-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

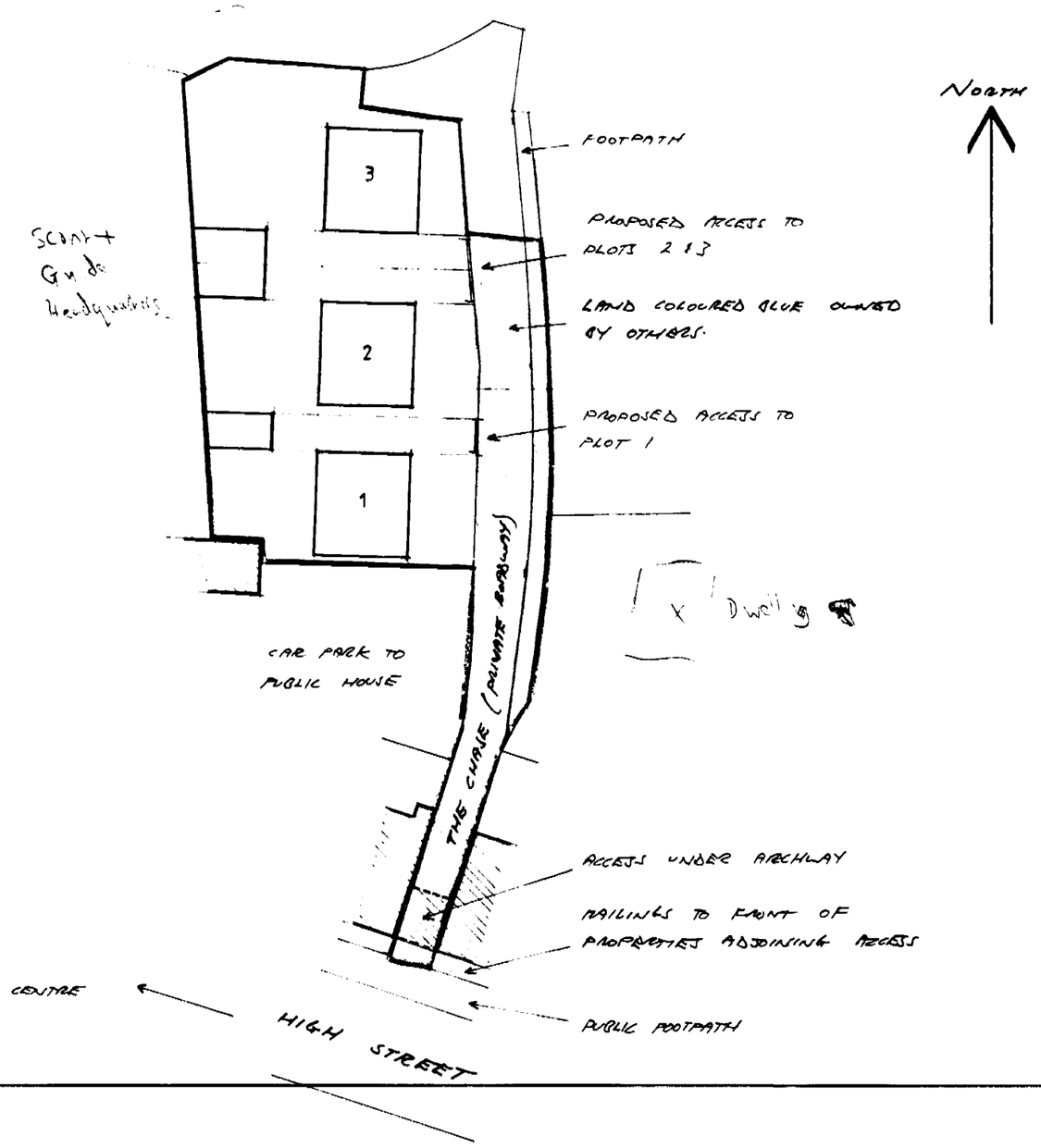
Yours faithfully
B SMITH
Director of Planning and Building Control Services

J Watson
"Dunromin"
Park Road
Holbeach
Spalding, Lincs

Mrs C A Withers
Clerk to the Governors
Holbeach VC Infants School
High Street
Holbeach
PE12 7ED.

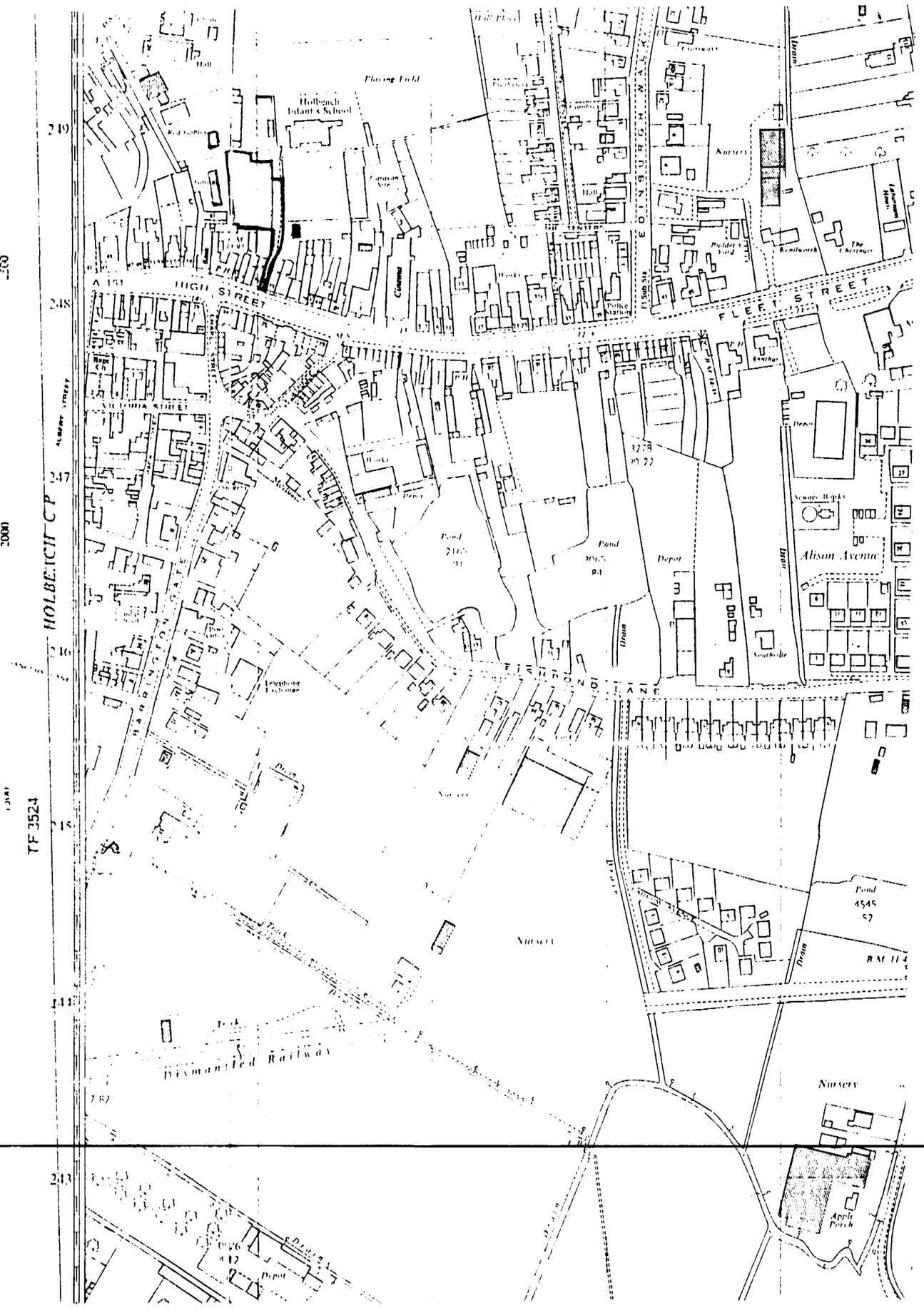
NOTE!
DWELLINGS SHOWN ARE DIAGRAMATIC & ARE TO GIVE INDICATION ONLY OF WHAT COULD BE CONSTRUCTED (DWELLINGS SHOWN ARE THE SAME AS THOSE GRANTED ON OUTLINE PERMISSION NO H9-0123-86)

School



SITE PLAN 1-500

North



LOCATION PLAN 1-2500 TAKEN FROM O/S SHEET TF 3624 & 3724

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

project
PROPOSED 3 NO DWELLINGS AT
LAND AT REAR OF THE
HORSE & GROOM, HIGH STREET, HOLBEACH
FOR
MRS J. WATERS.

drawing
OUTLINE PLANNING

scale	drawing no
1-500 & 1-2500	R-S-2442-1
date: AUG 91	drawn: R.A. / checked

1093/01