APPLICATION NO. : H09 1145 92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1145/92 Received:21-DEC-92 Type:OUTLINE

Name: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Description: Residential development including means of access

Location : Rear of 32 Fishpond Lane 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)

4 The existing hedging on the north eastern, south eastern and south western boundaries of the site shall not be reduced to a height of less than 2 metres and in the event of the existing hedge dying it shall be replaced within 6 months by similar hedging. Such replanting shall be maintained by the owner or owner(s) of the land on which it is situated for the period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The replanting shall be allowed to reach a height of at least 2 metres.

Reason: In the interests of the amenities of the locality.

5 No trees along the western boundary of the site shall be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority. Any trees dying or becoming dangerous shall be replaced with trees or such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

6 Before any development is commenced, a scheme to provide screen walls or fences (including details of their height, design and position) along those boundaries (or part thereof) presently unscreened shall be submitted to and approved by the Local Planning Authority and such a scheme as may be approved shall be put into effect before any of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the locality.

7 Before any development is commenced, details of the construction and surfacing materials for the access shall be submitted to and approved by the Local Planning Authority and so constructed before the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before any development is commenced, a scheme to provide street lighting to the private drive shall be submitted to and approved by the Local Planning Authority, and so implemented before the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings and their visitors.

9 The development shall be single storey with no habitable rooms contained within the roofspace.

Reason: In the interests of the amenities of the locality.

10 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

SOUTH HOLLAND DISTRICT COUNCIL

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.

11 There shall be no obstruction placed, erected or grown above 1 metre in height within 2 metres of the carriageway edge of Fishpond Lane.

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.

12 The existing bungalow shall be demolished and rubble cleared from the site prior to development being commenced.

Reason: To ensure a satisfactory development and also satisfactory access to the site.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 771601/1C) received by the Local Planning Authority on 2 February 1993.

The applicant is reminded that the submitted 1:200 layout plan is indicative only and that the number of plots is a reserved matter.

Director of Planning and Building Control Services
07-MAY-93 H09/1145/92

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)


Cemetery
Caravan Park
Holbeach V.C. Infant School
FLEET ST
Car Park
Squash Club
Nature Reserve
Pond
Depot
Alison Ave
Medical Centre
FISHPOND LA
Comm Cen
DRAKES CL
OBJECTORS
LYNDIS WALK
ANGELL LA
Caravan Park
Movable Greenhouses
DAM GATE
Scrap Yard
Holbeach Fen

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1145/92

Date Registered 28 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Rear of 32 Fishpond Lane, Holbeach

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development

Please complete

Signed.....

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.

Date 27th October 1992

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 Certificates**

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

Please state Site Area .43 (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 pervious 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 Dwellings	✓	If so, how many: 4
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space 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.

Garden

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?

On site parking/garaging

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 or 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

PLEASE COMPLETE IN ALL CASES

	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 right of way	~~Yes~~ No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	Yes	➡ Application No. H09/0322/92

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

Continue on separate sheet if necessary. See enclosed letters dated 20.10.92 and 27.10.92

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.**
(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 27.10.92

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 27.10.92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy | Neighbours | Boundaries

Site features

Other Currently garden land. Housing to east and south. Open space to east. Leylandia along southern + eastern boundaries. Existing bungalow to west, plw fencing.

Inspected by DMG
Date 11/11

Notice posted by DMG
Date 11/11

Resident Notices required

Sent | Delivered

Case Officer Conclusions

30, 32A, 34 Fishpond Lane
14-30 (Even) Angell Lane
60-78 (even) Fairfax Avenue

DONE 12/11

RECOMMENDATION DMG 21/11

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance ..... ✓
viz:

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DPJ authorised. Consent. DMG 3/5.

TL2

1 SC8 (Details)...(Delete 2 - Siting and design of vehicular access).

2 SC27 (Implementation of planting).

3 The existing hedging on the north ~~eastern~~, south eastern and south western boundaries of the site shall ~~be retained at a height of at least~~ NOT BE REDUCED TO A HEIGHT OF LESS THAN 2 metres and in the event of the existing hedge dying it shall be replaced within 6 months by similar hedging. Such replanting shall be maintained by the owner or owner(s) of the land on which it is situated for the period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made as and when necessary. The replanting shall be allowed to reach a height of at least 2 metres.

4 SC8 No trees along the ~~eastern~~ WESTERN boundary of the site shall be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

5 SCC Before any development is commenced, a scheme to provide screen walls or fences (including details of their height, design and position) along those boundaries (or part thereof) presently unscreened shall be submitted to and approved by the Local Planning Authority and such a scheme as may be approved ~~appropriate~~ shall be put into effect before any of the dwelling hereby permitted are ~~brought into use~~ occupied.

6 SCD Before any development is commenced, details of the construction and surfacing materials for the access ~~should~~ shall be submitted to and approved by the Local Planning Authority and so constructed before the dwellings hereby permitted are occupied.

7 SCC Before any development is commenced, a scheme to provide street lighting to the private drive shall be submitted to and approved by the Local Planning Authority, and so implemented before the dwellings hereby permitted are occupied.

8 SCF The development shall be single storey with no habitable rooms contained within the roofspace.

9 B22 (Access and turning space).

10 SCG There shall be no obstruction placed, erected or grown above 1 metre in height within 2 metres of the carriageway edge of Fishpond Lane.

11 SCH The existing bungalow shall be demolished and rubble cleared from the site prior to development being commenced.

Reasons

1-2 Standard.

3 In the interests of the amenities of the locality.

4 In the interests of visual amenity.

5 In the interests of the amenities of the locality.

6 To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

7 In the interests of the amenities of the future occupants of the proposed dwellings and their visitors.

8 In the interests of the amenities of the locality.

9 B6.

10 B4.

11 To ensure a satisfactory development and also satisfactory access to the site.

Notes

1 SN1...(amended plans)...drawing no. 771601/1C received by the Local Planning Authority on 2nd February 1993.

2 SNA The applicant is reminded that the submitted 1:200 layout plan is indicative only and that the ~~~~ number of plots is a reserved matter.

ADMIN Please amend description as shown on front sheet.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

DME 24/11

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: 4 copies of indicative plans required showing siting, internal layout of two dwellings. Alternatively the number of plans should be derived from the application and distance from adjacent dwellings in Angell Lane [illegible]

Senior Officer authorised: ..... Sent:

DONE 27/11

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: DMG

Further direction:

Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer

LAUD GEDNEY

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 28 OCT 1992

Registration

Reference H09/1145/92

Cross-Ref [illegible]

Date 29/10

Validation

TYPE OUTLINE

Earliest permission

Site area .43

No of dwellings

Floorspace

Description As [illegible] by applicant by [illegible] 3.11.92

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app 3.30/92
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 5 36230 3 24500

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 914

Linked to property

Ref

Planning Records:
Earlier apps

322/12
154/84
775/86

B Reg Records:
Already submitted - Ref
Request
Requested

8th FEBRUARY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/1084/92 Messrs Flower Plus Ltd	DJR	Granted. Draw attn to alternative access to rear, and suggest meeting with Dept and Env Health to discuss issue. Conditions to include landscaping, bunding and electrical points.
H09/1127/92 Mr G A Smith	JB	Refused. Highways reasons, adverse impact on character, appearance and integrity.
H09/1145/92 Mr N Ingram	DMG	DPBCS Auth or Refuse. Negotiations to try to achieve outline application, ie excluding numbers, with private access road, otherwise refuse as undesireable backland development.
H14/1213/92 Allison Homes	DJR	Refused as recommended.
H14/1214/92 Allison Homes	DJR	Approved as recommended.
H23/1242/92 E Johnson	DMG	Refused. Copy of Local Need Policy to be attached to notice and note suggesting they contact us if they wish to discuss matter.
H14/1279/92 Mr P Hammond	PJU	Refused as recommended. Lack of space. (File Note Only: It was felt that a separate garage to rear of plot and the plot extended if possible would be a more appropriate proposal.)
H14/1285/92 David Parker Homes	DJR	DPBCS Auth. Investigate ownership of footpath link to Church Street - not on plans. Footpath requires lighting and proper surfacing. Deny Permitted Development rights on dwellings.

9th Feb 93

Signed _____
Principal Planning Officer

86. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H09/1127/92 Mr G A Smith		Provision of pedestrian access to North Parade through boundary wall at 40 The Hollies, North Parade, Holbeach.

RESOLVED: (a) Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds suggested by the local highway authority and because of the adverse effect on the character and appearance of the development as approved; and (b) the Director of Administration be authorised to take enforcement action under Sections 172/173 of the Town and Country Planning Act 1990 requiring the reinstatement of the wall within a period of six months from the date the notice takes effect, it being considered expedient to issue such a notice in the interests of visual amenity.

H09/1145/92 Mr N Ingram	O.A.	Residential development (5 plots) including means of access, rear of 32 Fishpond Lane, Holbeach.

RESOLVED: (a) The Director of Planning and Building Control Services be authorised to grant outline planning permission for the above development, subject to the applicant agreeing to delete reference to the number of plots from the application; and (b) if the applicant does not agree to the amendment of the application as mentioned at (a) above, the application be refused on the ground that the proposal represents an undesirable form of backland development.

H14/1213/92 Allison Homes	Ten detached bungalows at Horsepit Lane (land to south), Pinchbeck.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H14/1214/92 Allison Homes	Five detached bungalows at Horsepit Lane (land to north), Pinchbeck.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in accordance with his recommendation.

H23/1242/92 E Johnson	Three bedroom bungalow and garage at Saltney Gate, Saracens Head.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, but a copy of the Council's advice note on local need be forwarded to the applicant and the applicant be advised that an application submitted in accordance with the local needs policy would be sympathetically considered.

H14/1279/92 Mr P Hammond	Reserved matters relating to a proposed bungalow and garage at Glenside North, West Pinchbeck.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services; and (b) the Director of Planning and Building Control Services advise the applicant on possible ways of overcoming the reason for refusal.

APPL: TION REFERENCE: H09/1145/92 DATE RECEIVED: 21-DEC-92

TYPE: Outline

DESCRIPTION: Residential development (five plots), including means of access

LOCATION: Rear of 32 Fishpond Lane, Holbeach

APPLICANT: Mr N Ingram AGENT: Status Design

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Objections received and recommendation of refusal.

RECOMMENDATION
Refuse permission.

1 In the opinion of the Local Planning Authority the proposal would constitute an undesirable form of development in the sense that any development upon plots 2,3,4 and 5 on the indicative plan would be materially overlooked at close range by existing residential property immediately to the south east and south west, to the detriment of the residential amenity of future occupiers. Also, the development proposed would adversely affect the residential amenity of neighbouring property in terms of disturbance.

PLANNING ISSUES

1 This application differs from a previous refusal on the basis that the applicant now proposes to demolish the existing frontage bungalow to gain access. The number of plots has been increased from 4 to 5, with indicative position of dwellings shown.

2 The provision of five plots as shown on the indicative plan would constitute an undesirable form of development. Any development upon plots 4 and 5 would be overlooked at close range by neighbouring residential property.

3 Highway considerations - no objections raised by County Highways since a visibility splay of 2.4 metres x 60 metres can almost be achieved.

4 With regard to adjoining land, this could be accessed independently of the application site.

REPRESENTATIONS

Parish Council: Consider site should be developed with other backland.

Public: (summarised) Objections received from 18 Angell Lane and 66 Farrow Avenue:-

- Overlook and reduction of privacy.
- Blockage of view.

- Access dangerous and increase congestion at junction with St Johns Street.

- No need for more dwellings.

- Previous refusal, since undesirable form of backland development. This would still be the case.

Applicant: (summarised)

Owner of adjacent land has no intention now or in the foreseeable future to develop. Site not big enough to be viable as nursery. Access now positioned away from neighbouring properties.

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55. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

(ii) the proposed development would if permitted adversely affect the amenities of which the occupants of the adjoining dwelling (5 Low Road, Spalding) have a reasonable right to enjoy by virtue of traffic noise and general disturbance particularly from the proposed car parking area which is intended to serve the development.)

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H16/1084/92 Flower Plus Ltd	O.A.	Proposed extension to flower packing facility at Fulney Nurseries, Low Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the development including the possible effects on adjoining properties.)

H09/1127/92 Mr G A Smith		Provision of pedestrian access to North Parade through boundary wall at 40 The Hollies, North Parade, Holbeach.

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

H09/1145/92 Mr N Ingram	O.A.	Residential development (five plots), including means of access rear of 32 Fishpond Lane, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H11/1146/92 Adderley House Ltd		Conversion of outbuilding to elderly persons day centre at Adderley House, London Road, Long Sutton.

(To enable the Director of Planning and Building Control Services to investigate parking provision on this site and request an extension of time for consideration of the application.)

H11/1147/92 Adderley House Ltd		Listed building consent for alterations and demolition, Adderley House, London Road, Long Sutton.

(To enable the Director of Planning and Building Control Services to investigate parking provision on this site and request an extension of time for consideration of the application.)

H14/1213/92 Allison Homes		Ten detached bungalows at Horsepit Lane (land to south), Pinchbeck.

(Pending a site inspection to assess the suitability of the site for residential development.)

H14/1214/92 Allison Homes		Five detached bungalows at Horsepit Lane (land to north), Pinchbeck.

(Pending a site inspection to assess the suitability of the site for residential development.)

BF 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

C U M

Application no: H09/1145/92 Type: OUTLINE

Applicant: Mr N Ingram Agent: ~~Status Design~~
Tel: 0406 24343

Description: Residential development ~~site~~ ~~please~~, including means of access

Location: Rear of 32 Fishpond Lane
Holbeach
Spalding
Lincs

Valid date:	21-DEC-92	Terminal date:	15-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	28-DEC-92	Report deadline:	12-JAN-93
Inspected by	31-DEC-92		
Extra contacts	04-JAN-93	Case Officer:	
Report if not clear by	25-JAN-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .38 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	22-DEC-92	05-JAN-93
Cllr N I Capes	0406 23830	22-DEC-92	05-JAN-93
Cllr T G M Tyler	0406 22285	22-DEC-92	05-JAN-93
Cllr D S Venni		22-DEC-92	05-JAN-93
Owner/Occupier 14-30 (EVEN) Angell Lane		22-DEC-92	12-JAN-93
Owner/Occupier 60-78 (EVEN) Farrow Avenue		"	"
Owner/Occupier 30 Fishpond Lane		"	"
Owner/Occupier 32A Fishpond Lane		"	"
Owner/Occupier 34 Fishpond Lane		"	"
Site/Press Advert (MIN)		~~30~~-DEC-92	~~30~~-JAN-93
		23	13

A.C.C - 065 Attached

BI 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

Com.

Application no: H09/1145/92 Type: OUTLINE

Applicant: Mr N Ingram
Tel:

Agent: Status Design
0406 24343

Description: Residential development
~~(four~~ plots)

Location: Rear of 32 Fishpond Lane
Holbeach
Spalding
Lincs

Valid date: 28-OCT-92
Target dates:
To case officer 04-NOV-92
Inspected by 07-NOV-92
Extra contacts 11-NOV-92
Report if not clear by 02-DEC-92

Terminal date: 23-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .38 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	04-NOV-92	18-NOV-92
Cllr N I Capes	0406 23830	04-NOV-92	18-NOV-92
Cllr T G M Tyler	0406 22285	04-NOV-92	18-NOV-92
Cllr D S Venni		04-NOV-92	18-NOV-92
Site/Press Advert MIN		~~10~~ 11-NOV-92	~~01~~ 02-DEC-92
L.C.C - Obs Attached to CB 5/11/92.			
14-30 (EVEN) Angell Lane		12-NOV-92	03-DEC-92
60-78 (EVEN) Farrow Avenue		"	"
30 Fishpond Lane		"	"
32A Fishpond Lane		"	"
34 Fishpond Lane		"	"

SITE DETAILS

Grid ref: 536230 324500
OS Sheets: 170 Parcel:

- **BRIAN S. H** 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: H09/1145/92

Applicant: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Description: Residential development including means of access

Location: Rear of 32 Fishpond Lane Holbeach
Spalding Lincs

Type: OUTLINE

10-MAY-93

Dear Sir/Madam,

PLANNING APPLICATION

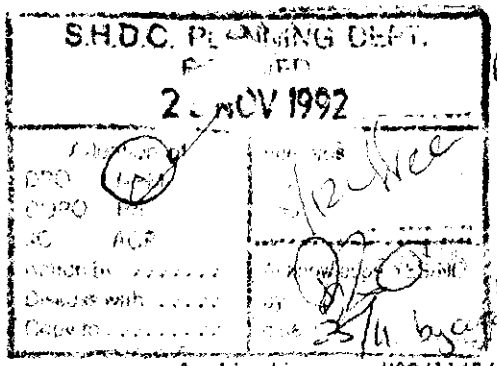
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

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

Mr Chapman & Miss Coates
18 Angell Lane
Holbeach
Spalding
Lincs. PE12 7EW

Mr D J Crawt
66 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG



Mr.D.J. Crawt
66 Farrow Avenue
Holbeach
Spalding
Lincolnshire
PE12 7DG

Application no: H09/1145/92

Monday 23rd November 1992.

Dear Mr. Smith,

Thank you for sending me details of the planning application that you have received for the area to the rear of number 32 Fishpond Lane, Holbeach. I have been today to look at the plans and the application.

I would obviously prefer that planning permission was not given since it will undoubtedly affect my property, and those surrounding the area, in a number of ways.

When I brought my house 19 months ago, I was informed by the estate agent that I should have no worries about the field in question being developed since there was no where for any access road to be built. This is obviously not the case now since the applicant is proposing to knock down his property to make way for an access road.

At the present moment, with the housing market in recession, there are already plenty of houses in this area that remain unsold and I do not think that there is really a need for any more to be built at the moment in the present economic climate.

If the houses are to be built in the plots marked on the plans then we will find ourselves looking out of our bedroom window and into the the bedroom of one or possibly two of these new houses. I would be interested to see more detailed plans when they become available of the exact positions of the proposed properties and the distance that they will be from my property. At the moment the plans only show plot numbers which is not very informative at all.

The plans also contain a *very old* site location map which suggests that the area adjoins open land. In fact, an extension of Farrow Avenue has since been built and so the site in question is surrounded on three sides by residential properties. I hope that the planning committee will be furnished with the very latest map of the area when they sit to consider this application since the plans that have been submitted do not show an accurate picture of the layout of the area as it is now..

An almost identical application was made about 6 months ago (ref no: H09/0322/92) and it was turned down because the planning authority felt that,

'It would be an undesirable form of backland development which would adversely affect the amenities of the neighbouring residential property in terms of disturbance and lack of privacy'.

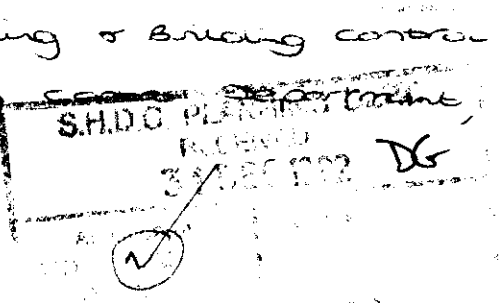
This would surely still be the case and and so hopefully, for the sake of the neighbouring property and all those other properties that back onto the site in question, the planning committee will once again reach the same decision.

I do not suppose for one moment that my objection will make any difference to the planning application being passed but I do hope that, if it is, then a condition could be made that the trees which currently surround the whole of the field must be left as they are and are not allowed to be taken down in the future. This would ensure that we would be guaranteed at least some privacy from the new dwellings.

Yours Sincerely

MR P B CHAPMAN AND MISS S.L. COATES
18, ANGELL LANE,
HOLBEACH,
Spalding,
LINCS.
PE12 7EN

Brian Smith, D.P TP:MR TPI,
Director of Planning & Building control services,
Planning & Building ~~Services~~ Department,
Council Offices,
Priory Road,
Spalding,
Lincs:
PE11 2XE.



28th December 1992

Dear Mr. Smith,

App No H09/1145/92
Re: Amended Description & Plan
Received

Thank you for your letter dated 22nd December 1992.

With Reference to same, could you please see our letter dated 19th November 1992, as our views & feelings are the same. (copy enclosed).

We look forward to hearing from you.

Yours sincerely,
P. [signature]
& [signature].

MR P.B CHAPMAN AND MISS S.L. COATES,
18, ANGELL LANE,
HOLBEACH,
SPALDING,
LINCS.
PE12 7EW

BRIAN SMITH, D.P TP MR TPI,
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES,
PLANNING AND BUILDING CONTROL DEPARTMENT,
COUNCIL OFFICES,
AUDBY ROAD,
SPALDING,
LINCS
PE11 2UE

19TH NOVEMBER 1992.

DEAR MR SMITH,

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, REAR OF 30, FISHPOND LANE, HOLBEACH, LINCS.
APPLICATION NO: H09/1145/92.

Thank you for your letter dated 13th November 1992.

In respect of the above planning application, we are unable to attend the offices to view the plans etc., due to commitments at work, but we would like to hereby object to the application being granted due to the following points:-

1) If houses were to be built, they would impose on our privacy, as they would be able to look direct into our bedroom window, and into our large patio door at the rear of our living room

2) If they were to build at the rear of our property it would obscure a wonderful view of open fields, trees and the church tower, one of a few views still left in the centre of Holbeach owing to an

32 Fishpond Lane
Holbeach
Spalding
Lincolnshire

1993

Director of Planning & Building
Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

23 4 93

For the attention of Mr D M Gedney

Dear Sirs

Planning application H09/1145/92
Residential development (five plots) including means of access - rear of 32 Fishpond Lane, Holbeach

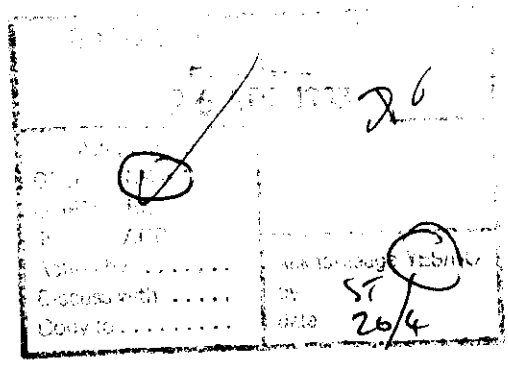
I refer to your letter of the 16th February to my planning consultants, Status Design, and Mr Gedney's recent discussion with my brother, Mr S Ingram, regarding the conditions that will be imposed in any outline planning consent.

I confirm I am happy for the application to be amended by deleting reference to the number of plots subject to the conditions to be included in the outline planning consent not including any specific restriction on the number of plots.

I understand this point was covered by my brother in his discussion with Mr Gedney and that you confirmed the consent would simply contain the usual condition requiring matters of site layout, density etc to be dealt with by way of approval of reserved matters. This being so, I should be grateful if you would now arrange to issue the outline planning permission and forward this direct to me as I am now dealing with this matter myself rather than through Status Design.

Yours faithfully

N Ingram



Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire
PE12 7BB

[illegible] M Cooney

[illegible]

[illegible] AEW

[illegible] February 1993

Dear Sirs

Planning application H09/1145/92 - Residential Development (five plots), including means of access - Rear: 32 Fishpond Lane, Holbeach

I refer to the above planning application recently submitted by yourselves, on behalf of Mr H Ingram.

I can now inform you that at the Plans Sub Committee Meeting held on the 8 February 1993, it was resolved that:

(a) The Director of Planning and Building Control [illegible] be authorised to grant outline planning permission for the above development, subject to the applicant agreeing to delete reference to the number of plots from the application [illegible]

(b) If the applicant does not agree to the amendment of the application as mentioned at (a) above, the application be refused on the grounds that the proposal represents an undesirable form of backland development.

Pursuant to the above, therefore, could you please confirm (or otherwise) that your client is prepared to delete the number of plots from the application.

I look forward to your response in respect of the above as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N A Midlen
Principal Planning Officer
(Development Control)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

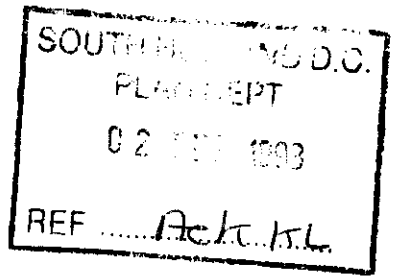
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 1st February 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771601/BG/AEW

Your Ref: H09/1145/92



Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF 32 FISHPOND LANE HOLBEACH FOR MR N INGRAM

Further to the recent planning committee meeting, I understand that this application was deferred for a site visit.

As the main concern appears to be the possible overlooking from existing adjacent houses I have produced a further drawing showing the relationship between the proposed site and these existing dwellings. Enclosed therefore are 4 No. revised copies of drawing no. 771601/1 and 4 No. copies of drawing No. 771601/3. As you will see, due to the existing high boundary hedge the overlooking onto plots 2 and 3 is practically nil, with only a possible small amount of overlooking onto plot 4. However, it is proposed to let the hedge to this boundary grow to the same height as the hedge to the rear of the site and then this small amount of overlooking will be eliminated. By the time any dwellings could be built on the proposed site this hedge will have grown to the proposed height.

I would be very grateful if this additional information could be viewed at the proposed site meeting as it is considered this should overcome any fears there may be in respect of overlooking problems on this site.

Yours faithfully

B. Gilham F.F.B.

Enc.

BRIAN ITH 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

notyd
SHDC

LATE OBS: Offr..... Date.....
Salient points [illegible]

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1145/92

Applicant: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development (five plots), including means of access

Location: Rear of 32 Fishpond Lane Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 21-DEC-92

22-DEC-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 06-JAN-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 D M GEDNEY

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:

Consider this site should be developed with other board land.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JAN 1993

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/1145/92.

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	2	2	6	5

2. Address or location

REAR OF 32 FISHPOND LANE HERBEACH

3. Name, classification and number of road U.C.

4. Date application referred 5-11-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL - 5 PLOTS

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. (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: 21/1/93 5/11/92 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

(1) B22.

(2) There shall be no obstruction placed, erected or grown above 1·m in height within 2m of the carriageway edge of Fishpond Lane

Delete as appropriate

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

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

(1) B21 B6

(2) B4

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

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 4th January 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr D Gedney

Our Ref: 771601/BG/AEW
Your Ref: H09/1145/92

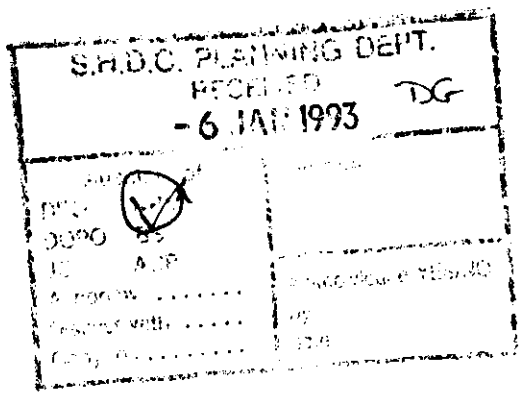
Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FISHPOND LAND HOLBEACH FOR MR N INGRAM

Further to my letter to you dated 18th December, 1992, I would like it to be made clear that the site proposed is now for five plots instead of four plots.

Yours faithfully

B. Gilham F.F.B.



status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 18th December 1992

The person dealing with this matter is: B. Gilham

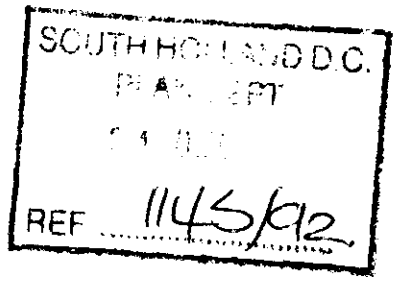
For the attention of Mr D Gedney

Our Ref: 771601/BG/AEW
Your Ref: H09/1145/92

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF 32 FISHPOND LAND HOLBEACH FOR MR N INGRAM

Further to your letter dated 27th November 1992, I enclose 4 No. revised copies of drawing no 771601/1 and 4 copies of additional drawing no. 771601/2 showing the additional information you require along with your copy letter returned.



Yours faithfully

B. Gilham F.F.B.

Enc.

BRIA 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: H09/1145/92

Applicant: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development (four plots), including means of access

SOUTH HOLLAND D.C.
PLAN DEPT
21 DEC 1992
REF .....

Location: Rear of 32 Fishpond Lane
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 28-OCT-92

27-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of indicative plans required showing siting, internal layout of the dwellings and distance from adjacent dwellings in Angell Lane and Farrow Avenue. Alternatively, the number of plots should be deleted from the application.
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

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

S.H.D.C. PLANNING DEPT.
RECEIVED
30 NOV 1992 DG
FILE NOS.

NRA
National Rivers Authority
Anglian Region

25th November 1992

Our Ref:GT/92/1/SH/0310

Dear Sirs

PLANNING APPLICATION NO H09/1145/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT, 4 PLOTS,
AT REAR OF 32 FISHPOND LANE, HOLBEACH, FOR MR N INGRAM

With regard to the above-mentioned application received on 12th November 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the *main foul sewer.*

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

All surface water from roads and hardstanding areas should discharge to a piped positive system incorporating trapped road type gullies.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Yours faithfully

Alan Clayton

QR F Morgan
Planning Engineer

cc
Status Design
4 Princes Street
Holbeach
SPALDING
Lincolnshire PE12 7BB

LMP

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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: H09/1145/92

Applicant: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development (four plots)

Location: Rear of 32 Fishpond Lane Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 28-OCT-92

04-NOV-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

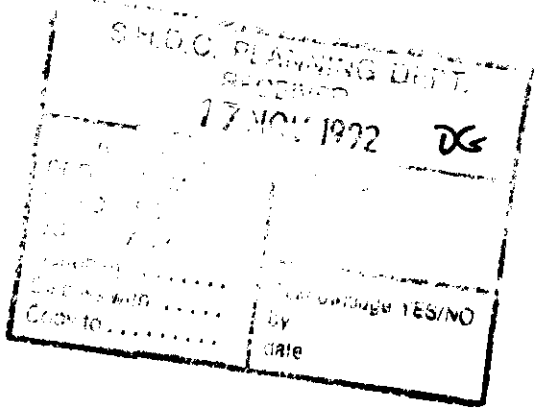
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 19-NOV-92. If no observations have been received by that date, it will be assumed that the Parish Council 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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Consider site should be developed with other back land



Signed: N P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
17 NOV 1992 DG

Copy to ..... by
date

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/1145/92/JAM Your Ref. 771601 Date 10 November 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. N. INGRAM
RESIDENTIAL DEVELOPMENT - 32 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 or private watercourses adjoin the site. I understand 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 provided regarding the disposal of surface water run-off from the proposed impermeably surfaced private roadway onto Fishpond Lane. Presumably this matter has yet to be resolved and accordingly I would draw your attention to the following general advice.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. The contribution rate is currently £6,870 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

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,

J F Ekey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

S.H.D.C. PLANNING DEPT.
RECEIVED
16 NOV 1992 DG

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

Our ref: NI/SC

Mr N Ingram,
32 Fishpond Lane,
Holbeach,
Spalding,
Lincs PE12 7DE.

20th October 1992

Dear Brian,

Re: PLANNING APPLICATION
32 FISHPOND LANE, HOLBEACH

Following the rejection of my planning application I have made enquires regarding the land adjoining my field at the rear. I understand there are no intentions now or in the forseable future to develop this field.

As you and the council would appreciate I have no control over this and as such the council must view my application on its own merits. It is now bordered on 2 sides at the back houses. It is not big enough to be viable as a nursery or other form of agricultural use in addition by government I am not allowed to keep 'Hoofed' animals on the property.

In view of the above, the ~~National~~ Normal step is to develop with properties, from the only access available ie Fishpond Lane. Highways raised no objections to the access point in the original application.

My near neighbours who objected are moving. I leave you to proceed with further application, on my behalf.

Yours sincerely,

N Ingram,

SOUTH ... D.C.
28 OCT 1992
...1145/92...

Mr B Gilham,
Status Design,
4 Princes Street,
Holbeach,
Spalding,
lincs.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 27th October 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771601/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF 32 FISHPOND LANE, HOLBEACH FOR MR N INGRAM

Enclosed is an Outline Planning application which relates to a Refusal of Planning Permission dated 24th April, 1992 under your reference H09/0322/92.

There was some concern raised on this previous application by the Parish Council in that they considered the land should be developed along with adjoining land. My client has carried out his own investigation into this possibility with no success. See enclosed letter from Mr. Ingram dated 20th October, 1992.

In respect of the reason for refusal we have made amendments to the proposal and it is now proposed to demolish the existing bungalow, No. 32, in order that the access road can be positioned more suitably away from the neighbouring properties.

Enclosed therefore:-

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing No. 771601/1a.
3. Letter from Mr. Ingram dated 20th October 1992.

Yours faithfully

B. Gilham F.F.B.

Enc.

29 OCT 1992
1145/92

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

EXISTING LINE OF HOUSES (REAR ELEVATIONS) CONSISTING OF 6No. TERRACED HOUSES (2No. 3 BLOCKS) AND 1No. SEMI-DETACHED APPROX. 8.0m FROM BOUNDARY

EXISTING HEDGE SCREENING TO PERIMETER OF SITE.

EXISTING HIGH CONIFERS

PLOT 2

PLOT 1

PROVIDE 1.8m HIGH CLOSE BOARDED FENCE TO THIS BOUNDARY TO FORM PRIVACY TO EXISTING BUNGALOW & ITS REAR GARDEN.

EXISTING BUNGALOW

EXISTING 3.0m HIGH CONIFER HEDGING

1.8m HIGH WALLING

1.8m HIGH WALLING

EXISTING 1.0m HIGH FENCING

4.250

PRIVATE DRIVE

PROPOSED ACCESS ONTO FISH POND LANE TO BE CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. REQUIREMENTS.

FISHPOND LANE

FOOTPATH

PLOT 3

PLOT 4

PLOT 5

EXISTING 3.0m HIGH CONIFER HEDGING UP TO DOTTED LINE

EXISTING 1.0m HIGH FENCING

EXISTING 2.0m HIGH CONIFER HEDGING UP TO DOTTED LINE

EXISTING BUNGALOW

EXISTING LINE OF REAR ELEVATION OF 1No. SEMI-DETACHED HOUSE APPROX. 8.0m FROM BOUNDARY

EXISTING LINE OF HOUSES (REAR ELEVATIONS) CONSISTING OF 4No. SEMI-DETACHED AND 2No. DETACHED APPROX. 8.0m FROM BOUNDARY

EXTENT OF HOUSING

SITE PLAN

PLEASE NOTE:
THIS IS AN INDICATIVE LAYOUT ONLY.

This drawing to be read in conj. with drawing No. 771601/2 & 771601/3



STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

8062433

PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF 32 FISHPOND LANE, HOLBEACH FOR

MR. N. INGRAM.

SOUTH HOLLAND D.C. PLAN DEPT 02 FEB 1992 REF 1145/92

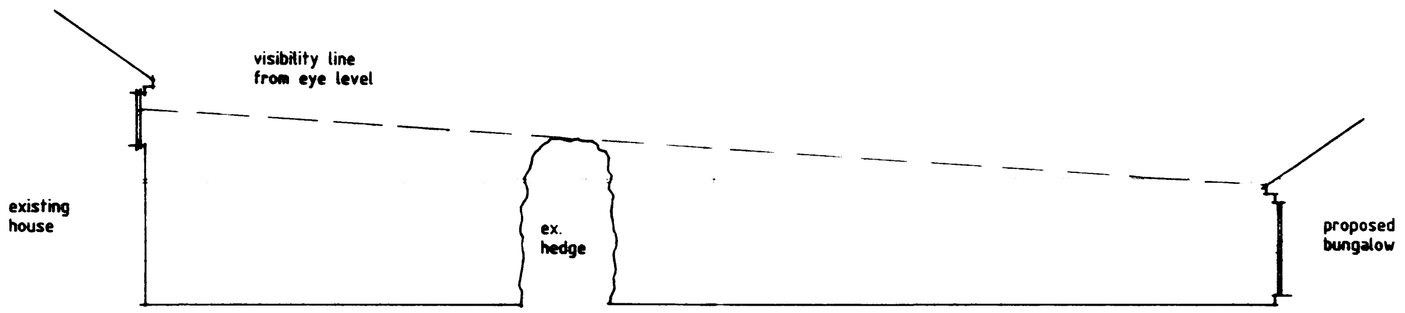
AMENDED PLAN
Ref.

1:200 1:2500 | 771601/1 A B C

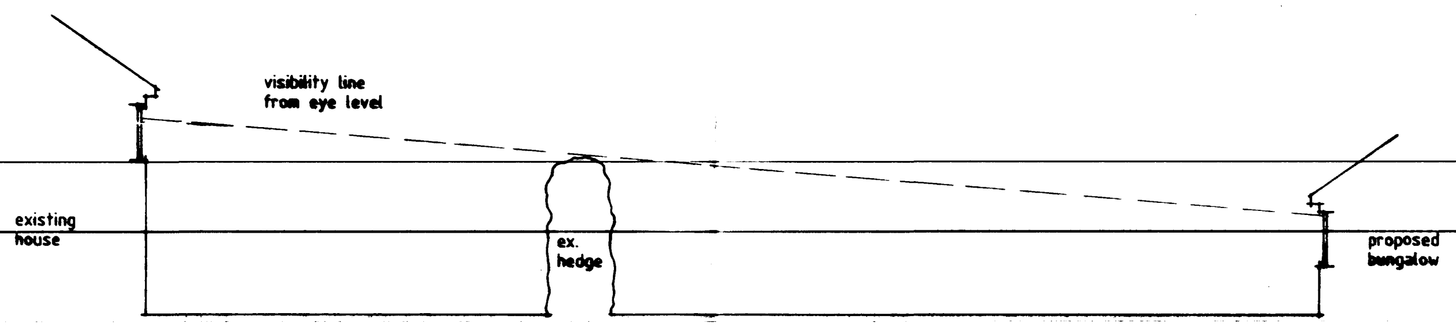
FEB-92 | B.GILHAM.

A - ACCESS ALTS ETC.
B - General Alterations Dec 92
C - Visibility Lines Added Feb 92

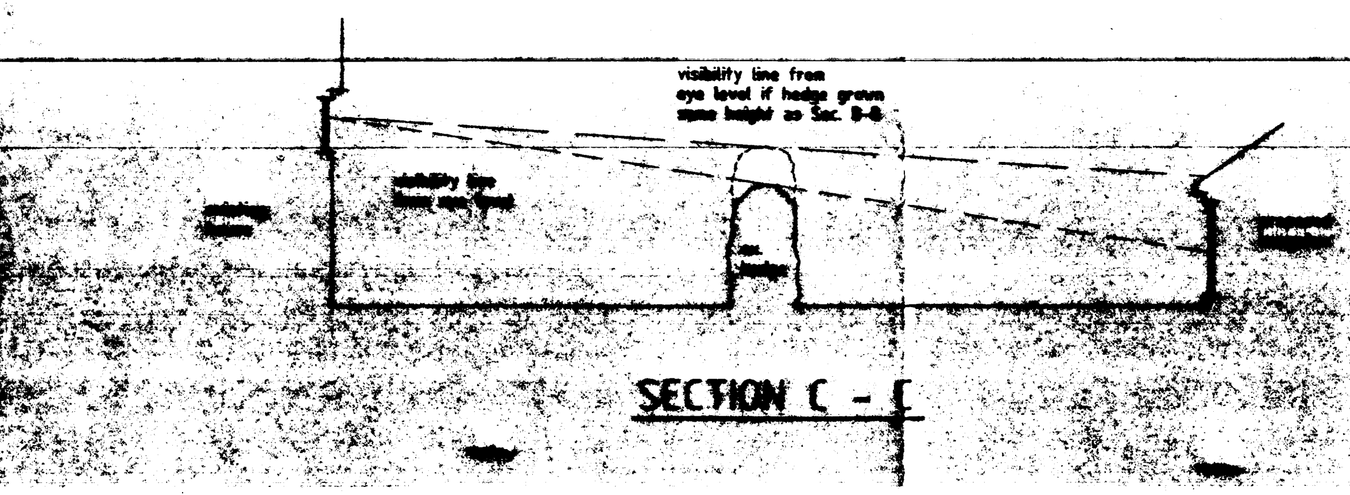
Architectural, Planning & Building Design Consultants



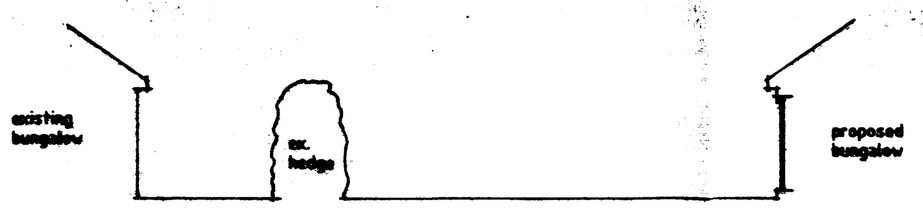
SECTION A - A



SECTION B - B



SECTION C - C



SECTION D - D

STATUS DESIGN

VISIBILITY LINES

PROPOSED RESIDENTIAL DEVELOPMENT
AT REAR OF 32 FISHPOND LANE,
HOLBEACH, LINCS

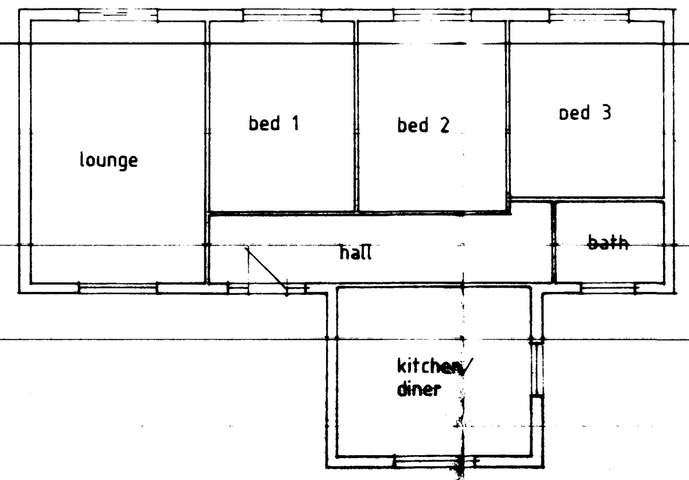
HOLLAND D.C.
PLAN DEPT
02 FEB 1993
REF H/45/92

MR. N. INGRAM

AMENDED PLAN
Ref.

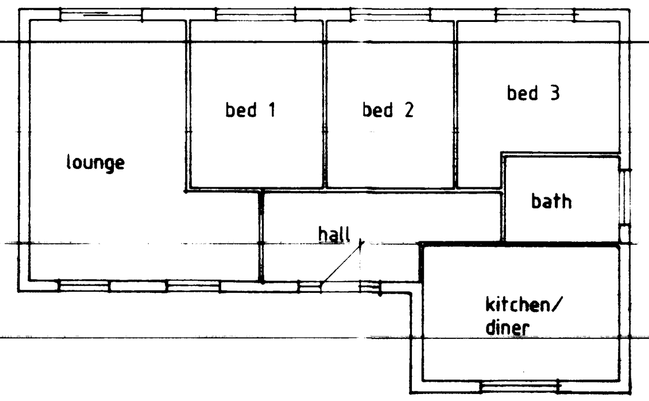
Scales- 1:100
Date- Feb 93
Drawn- jpw
Dwg. no.- 771601/3

Architectural, Planning &
Building Design
Consultants



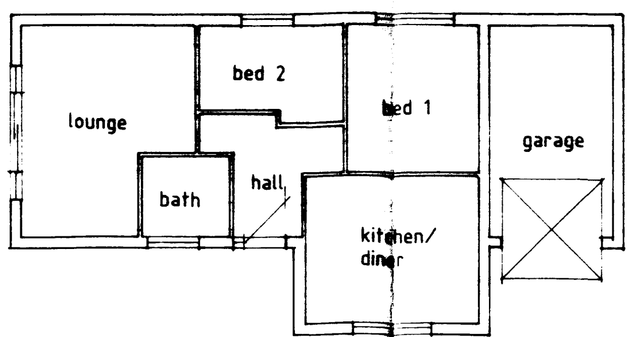
lounge	6000 × 4000
bedroom 1	4400 × 3300
bedroom 2	4400 × 3400
bedroom 3	4000 × 3500
kitchen/diner	3900 × 4500
bathroom	1900 × 2450

bungalow to plot no. 3



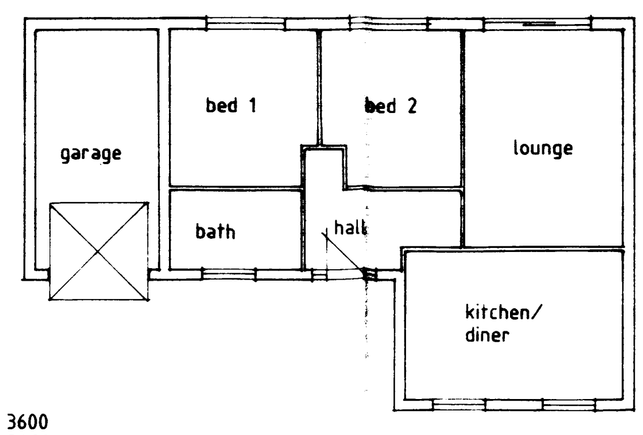
lounge	6000 × 3600
bedroom 1	3900 × 3000
bedroom 2	3900 × 2900
bedroom 3	3000 × 2900
kitchen/diner	3100 × 3700
bathroom	2000 × 2600

bungalow to plot no. 4



lounge	4900 × 4000
bedroom1	3400 × 3000
bedroom 2	2000 × 3300
kitchen/diner	3400 × 4000
bathroom	1900 × 2000
garage	4900 × 2800

bungalow to plot no. 1



lounge	5000 × 3600
bed 1	3600 × 3400
bed 2	3600 × 3200
kitchen/diner	3400 × 5000
bathroom	1800 × 3000
garage	5500 × 2800

bungalow to plot no. 2 & 5 (handed)

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

0406-24343

BUNGALOW DESIGNS

PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 32 FISHPOND LANE, HOLBEACH, LINCS.

MR. N. INGRAM

SOUTH HOLLAND D.C.
PLAN DEPT
21 DEC 1992
REF. 1145/92

Scales- 1:100
Date- Dec 92
Drawn- jpw
Drg. no.- 771601/2

Architectural, Planning & Building Design Consultants