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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H09/1185/91 Received:09-APR-90 Type:FULL

Name: Heritage Kitchens
Farrow Avenue
Holbeach
Spalding
Lincs

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

Description: Kitchen/bedroom showroom and offices
(Registered as H09/0406/90)
Location : Adj. A17 By-pass Welbourne Lane (East)
Holbeach Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

Reason: In the interests of visual amenity.

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 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Before the building is commenced to be used adequate motor vehicle turning

space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

6 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

7 The layout of the site and access arrangements shall be as shown on the deposited plan, drawing number 771395/4 dated February, 1990.

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established side road junction in the interests of trunk road traffic safety.

8 There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road. All access to the site shall be via Welbourne Lane (East).

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established side road junction in the interests of trunk road traffic safety.

9 A minimum 1.2m high continuous and solid fence, wall or other barrier, details of which shall be submitted to and agreed with the Local Planning Authority, shall be constructed along the whole frontage of the site with the trunk road and continuing along the whole of the eastern boundary of the site.

Reason: To prevent headlight glare to vehicles on the trunk road by vehicles manoeuvring within the site.

10 Conditions 7, 8 and 9 shall be complied with prior to the commencement of other building operations at the site.

Reason: To ensure that the access and vehicle headlight attenuation measures are brought into effect before any construction work begins at the site.

11 Before the development, hereby permitted, is brought into use, the fence along the south and east boundaries of the site shall be erected.

Reason: To prevent headlight glare to vehicles on the trunk road by vehicles manoeuvring within the site.

12 The use of the premises, hereby permitted, shall be confined to offices only and there shall be no retail sales whatsoever from these premises.

Reason: The establishment of a retail outlet beyond the established

SOUTH HOLLAND DISTRICT COUNCIL

shopping centre and built up area of Holbeach would be contrary to Policy 12 of the Lincolnshire Structure Plan and could be detrimental to the character and amenities of the surrounding area.

Notes to Applicant:

Attention is drawn to Section 278 Agreement with Highway Authority.

The applicants are advised that the Department of Transport would recommend refusal in respect of any advanced directional or other sign which is proposed to be erected in the vicinity of the site, which is considered would in anyway distract the passing drivers on this high speed section of trunk road.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

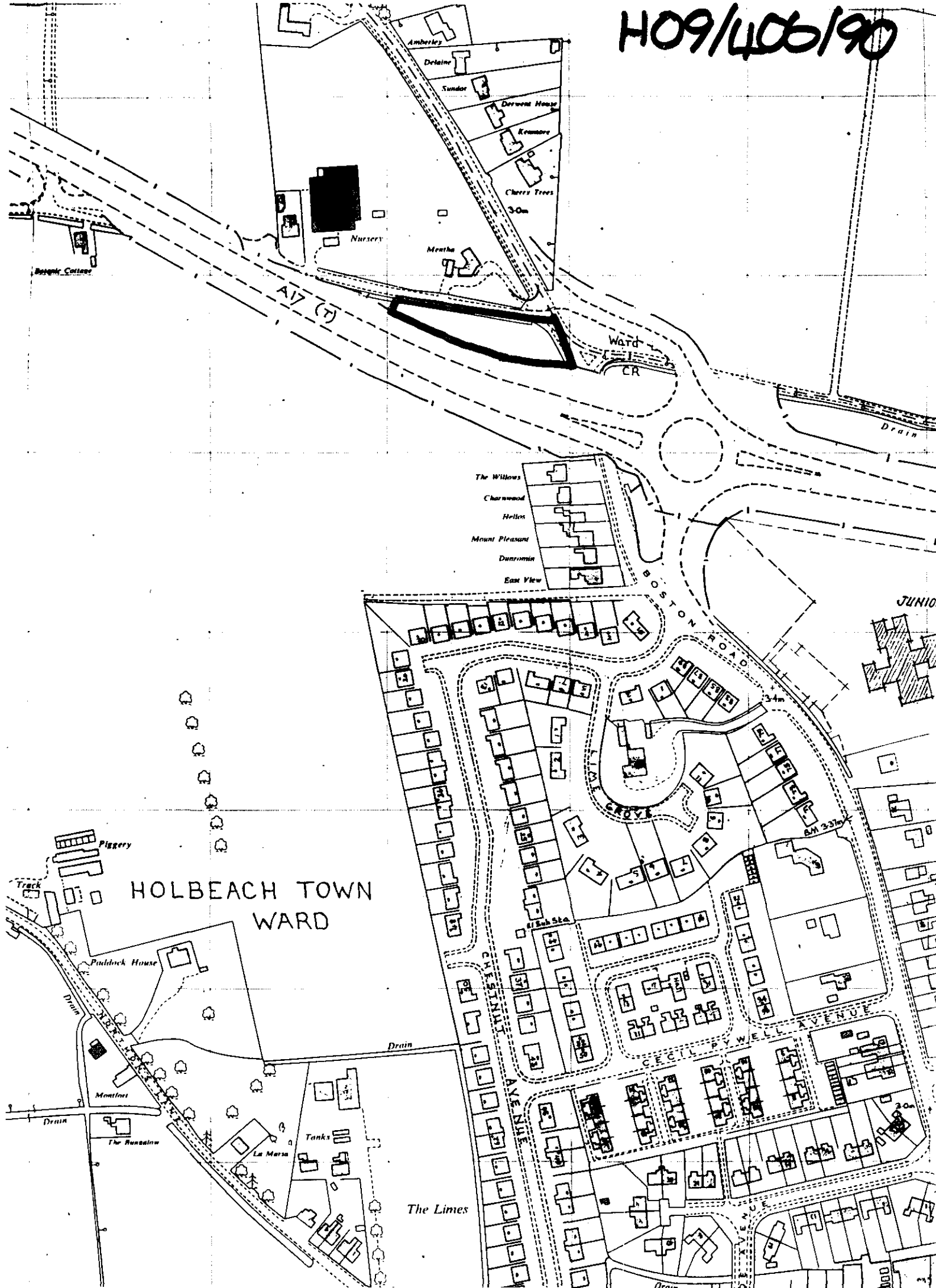
Director of Planning and Building Control Services
17-DEC-92 H09/1185/91

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)

H09/406/90



Amberley
Delaine
Sundor
Derwent House
Keamore
Cherry Trees
3·0m
Nursery
Mentha
Botanic Cottage
A17 (T)
Ward
CR
Drain
The Willows
Charnwood
Hellos
Mount Pleasant
Dunromin
East View
BOSTON ROAD
JUNIO
3·4m
LIME GROVE
BM 3·37m
El Sub Sta
CHESTNUT AVENUE
CECIL PYWELL AVENUE
3·0m
Piggery
Track
HOLBEACH TOWN WARD
Paddock House
Drain
Drain
Montfort
Drain
The Bungalow
La Marsa
Tanks
The Limes

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H9/0406/90

Date Registered

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Heritage Kitchens
Farrow Avenue
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**

Adjacent A17 By-pass, Welbourne Lane (East), Holbeach, Spalding, Lincolnshire

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Kitchen/Bedroom Showroom and Offices

Please complete

Signed ..... Date 30th March 1990

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £228.00
If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

**Now complete Parts 3 and 5 and an Ownership Certificate.**

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

**Now complete Part 4 only**

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

**Now complete an Ownership Certificate**

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

**Now complete an Ownership Certificate**

## TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 189 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.3 metres
(b) max. length: 21.50 metres
(c) max. width: 9.5 metres

C. Please state type and colour of materials for facing external walls: Red/Brown facing bricks

D. Please state type and colour of roofing materials. Marley Bold roll red conc. int. tiles

## 5. GENERAL INFORMATION Please complete each section

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

**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: Welbourn 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 area

**TREES** Please tick **one** box

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

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

**DRAINAGE** Please complete

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

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

**OTHER MATTERS** Please complete

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | No | → If so, **please give details in Part 6** |
| The proposal affects a listed building | No | |
| The proposal affects a public footpath | No | |
| The proposal is known to affect contaminated or filled land | No | |
| The proposal is for industrial, warehousing, offices or shopping purposes | Yes | → 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): |

## 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 189 sq. m. Previous total gross floorspace – sq. m.

This new total includes the following net floorspace:

Retail – sq. m. Office 18 sq. m. Industrial – sq. m. Warehousing – sq. m.

Other 171 sq. m. ➡ If so, please state use: Showroom, toilets and tea room

| | Showroom/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? | 3 | | |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | 3 | | |
| 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 | N/A | | |
| 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 | N/A | | |
| Is the proposal related to an existing use on or near the site? | State Yes or No: 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: Yes | | |
| If so, please give details including gross floor area of such premises and state your intentions in respect of those premises | Approx 100 Sq. m. Revert to residential | | |
| 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) | All necessary provisions made see site plan drawing no. 771395/4 | | |
| 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) | 5-6 per day | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | Local authority refuse collection service | | |
| Will the proposed use involve the use of storage of any hazardous materials? | State Yes or No: No | | |
| What provision is being made for access to the premises for the disabled? | Ramp to be provided to entrance | | |

# FILE SHEET

| 0406 | Last Committee before terminal date: 16 5 90 COM Case Officer EMC |
|---|---|

APPLICATION NO : H09/0406/90

RECEIVED : 9 4 90 TERMINAL DATE : 4 6 90

APPLICANT : Heritage Kitchen Agent:Status Design

DESCRIPTION : Kitchen/Bedroom Showroom and Offices

LOCATION : Adj: A17 by-pass, Welbourne Lane (east), Holbeach

TYPE : Full

| | | | |
|---|---|---|---|
| Inside IBD : | N | No of dwellings | 0 |
| Inside LP area : | N | Site area | 0.00 |
| Grid ref : | 535420 325670 | Floorspace | 189 |

Last application : H09/1072/89 B Reg : 0205/90

Ack : 23 April, 1990

LIST OF BACKGROUND PAPERS (If reported to committee)

| | CONSULTATIONS Sent | Expiry | Received | EXEMPT * | OBJ | RECONSULTATIONS Sent | Exp. | Rec'd | OBJ |
|---|---|---|---|---|---|---|---|---|---|
| Parish Council | 23/4 | 7/5. | Supported. | | | | | | |
| Ward Member | 23/4 | 30/4 | | | | | | | |
| County Highways | 26/4 | 3/5 | OBS A77 to CB (Plan taken CB) Sec 278A required before P.Pursued CR | | | | | | |
| Dept. of Transport | 25/4 | 9/5 | | | | | | | |
| A.D.A.S. | | | | | | | | | |
| Consultant Architect | | | | | | | | | |
| Environmental Health | | | | | | | | | |
| Publicity: | | | | | | | | | |
| Residents: | 4/5 | 16/5 | Objections | | | | | | |
| Advertisement | | | | | | | | | |
| Planning Office | | | Any notes from officer's site inspection | | | | | | |
| Applicant: | | | | | | | | | |

# D C  C H E C K  S H E E T

APPLICATION NO : H09/0406/90

DATE RECEIVED : 9 / 4 / 90

APPLICANT : Heritage Kitchen AGENT : Status Design

DESCRIPTION : Kitchen/Bedroom Showroom and Offices

LOCATION : Adj: A17 by-pass, Welbourne Lane (east), Holbeach

Type : Full Grid Ref : 535420 325670 OS Sheet : 150

Terminal date : 4 / 6 / 90

CONSTRAINTS :
Listed building N
Conservation area N
Trunk road Y - Bypass
DTp Art 15 .....
DTp Art 18 .....
Other constraints N

*POLICIES* :
Inside IBD N
Consult ADAS: Appraisal.....
Art 18 ..N.K.
Inside LP area N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....
Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

---

Permitted Development Signed: Date:
Decision (Subject to consultations): Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

---

DPO ..... COMMITTEE ✓..... CASE OFFICER: ..E.....

NOTES TO CASE OFFICER:

1. See previous case file 1072/89
2. Have requirements of previous S.278 been complied with - can requirements be covered by condition?.

# ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H/0406/90.. BC ref : .....ADS.....

Type : .....FULL.....

First received : 30 MAR 1990

VALID : ..... 09 APR 1990...

---

**VALIDATION**

Submission incomplete: Forms ☐
Certificate ☑
Site plans ☐
Fees ☐
Section 26 ☐
Other ☐

Requested.....

INVALID REF: 1037

Financial: CORRECT FEE £228
Submitted fee £228.
Additional fee £ —
Refund needed £

Receipt no.7694
Receipt no....
Month.....

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

---

**INFORMATION**

Site area H
Floorspace M 189m²
No of dwellings

Plotted..1.1.4

**Location** -

Index sheet no ..190..

Grid ref 539420..337670

Ward .....5.....

Parish ....HOLBEACH

Local Plan area ..NO..

IBD Inside/Outside

**Constraints** -

TR NO
Rural(108) —
Bypass YES
Level Cross —

CA ☐
LB ☐
TPO ☑

Other ☐

**Applications** -

Last application

1072/89 NO DEC.

Other applications on site

Other relevant apps

---

Data input.....

NOTES

RESIDENT CONSULTATIONS NEEDED : YES/NO

ADDRESSES :

SITE VISIT BY DATE

RECOMMENDATION BY DATE

DPO Audit ⇒ (5/6/90 comments)

grant consent.

Reject cards 1 to 5 from agenda
+ DOT 4 no cards from letter dated 24/5/90
+ Reject cards 8+9 from agenda.

Note Attention drawn to section 278 agreement with Highway Authority

DZ 17/11/90

NN4

# 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 1037

DATE RECEIVED: 30 March 1990

APPLICANT: Heritage Kitchens
Farrow Avenue
Holbeach
Spalding
Lincolnshire

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire
PE12 7BB

DESCRIPTION OF DEVELOPMENT: Kitchen/Bedroom Showroom and Offices

LOCATION: Adjacent: A17 by-pass, Welbourne Lane (East), Holbeach, Spalding

4 April 1990

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1971**
**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 enclosed certificate relating to ownership needs to be completed where marked.

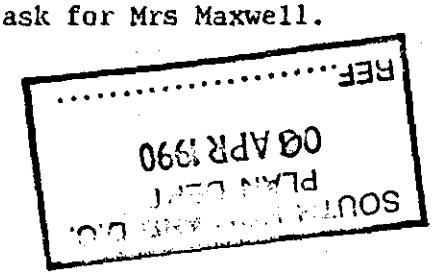
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

B Smith.

District Planning Officer

Please return the pink 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.



# status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

Date 30th March 1990

***The person dealing with this matter is:*** B. Gilham

**Our Ref:** 771395/BG/AEW

**Your Ref:**

Dear Sir,

Re: Proposed Kitchen/Bedroom Showroom & Offices, at Welbourn Lane, Holbeach
For Heritage Kitchens

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771395/4 and 771395/5.
3. Cheque to the value of £228.00 in respect of submission fee.

Building Regulations Submission

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771395/4 and 771395/5.
3. Cheque to the value of £86.25 in respect of submission fee.

Total cheque: £314.25

This application is a Full application due to the fact that previous Outline Planning Application Ref. H09/1072/89 required a Section 278 Agreement, which has yet to be finalized. We would request therefore, that you take note of all of the information submitted with the previous Outline application when considering the enclosed.

Yours faithfully

B. Gilham F.F.B.

Enc.

APPLICATION REFERENCE: H09/0406/90 DATE RECEIVED: 9 April 1990

APPLICANT: Heritage Kitchen
Farrow Avenue
Holbeach
Spalding
Lincolnshire

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Kitchen/Bedroom Showroom and Offices

LOCATION: Adjacent: A17 by-pass, Welbourne Lane (east), Holbeach, Spalding

Parish Council: Supported.

County Highways: Request conditions and reminds applicant of S278 which was part of the outline consent H09/1072/89.

Department of Transport: ~~Awaited.~~ Requests conditions.

Public objections: Received from 'Burlion House', Gedney Dyke, 'White Gables', Boston Road and 'Mentha', Welbourne Lane:-
- Concerned that the proposal will obstruct visibility, affect access to the main entrance of 117 Boston Road, and that the proposal should be sited on an industrial estate.

Previous Decisions: H09/1072/89 - Outline Consent for kitchen/bedroom showroom and offices. (No retail sales to take place).

PLANNING ISSUES

1 The issue is whether the proposals siting and design is acceptable to this area and complies with the outline conditions.

CONCLUSIONS

1 The plans submitted show a single storey building of modest size located at the eastern end of the site with a 1.2 m close board fence to comply with the outline condition along the entire length of the southern and eastern boundaries.

2 With the exception of the landscaping scheme, which should be improved to soften the western elevation and 'fill in' the east/south corner of the site, I am satisfied with the proposal in planning terms.

**PLANNING OFFICER'S RECOMMENDATION** - That the District Planning Officer be authorised to grant permission subject to the applicants first entering into a S278 Agreement to improve the narrow section of Welbourne Lane from Boston Road to the site to the satisfaction of County Highways and the following conditions:-

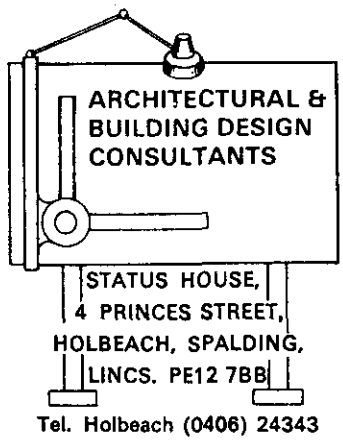
1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 F4 - (parking).
4 F5 - (turning).
5 F6 - (loading).
6 There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road. Any access to the site shall be via Welbourne Lane, to ensure indirect access between the site and the Trunk Road.
7 A minimum of 1.2 metre high continuous solid fence, wall or other solid barrier shall be constructed along the whole frontage of the site with the trunk road and continuing along the whole of the eastern boundary of the site.
8 Before the development, hereby permitted, is brought into use the fence along the south and east boundaries of the site shall be erected.
9 The use of the premises, hereby permitted, shall be confined to offices only and there shall be no retail sales whatsoever from these premises.

Reasons

1 Standard.
2 Standard.
3 F4.
4 F5.
5 F6.
6 In the interests of road safety.
7 To prevent headlight glare from vehicles on th manoeuvring within the site.
8 The establishment of a retail outlet beyond the established shopping centre and built up area of Holbeach would be contrary to Policy 12 of the Lincolnshire Structure Plan and could be detrimental to the character and amenities of the surrounding area.
9 The establishment of a retail outlet beyond the established shopping centre and built up area of Holbeach would be contrary to Policy 12 of the Lincolnshire Structure Plan and could be detrimental to the character and amenities of the surrounding area.

Repeat conditions 1-4 of DOT reply instead of 6-8 here and insert the reasons in appropriate order.

# status design




STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB
Tel. Holbeach (0406) 24343

Planning Department
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

Date 26th April 1990

***The person dealing with this matter is:*** B. Gilham

**Our Ref:** 771395/BG/AEW

**Your Ref:** H09/0406/90

Dear Sir,

Re: Proposed Kitchen/Bedroom Showroom and Offices at Welbourn Lane (East) Holbeach For Heritage Kitchens

The septic tank for the above site has been repositioned. Enclosed therefore 2 No. revised copies of drawing No. 771395/4 and secondary submission form.

Yours faithfully

B. Gilham F.F.B.

1 copy & receipt

MC.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1990

Attention of
DPO NRM
DDPO BS
JC ACP

File Nos.

Enc.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H09/0408/90.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

| | horizontal | | | vertical | | |
|---|---|---|---|---|---|---|
| | 3 | 5 | 4 | 2 | 5 | 6. |

2. Address or location

Adj A17 By Pass, Nerbourne Lane, Horbeach

3. Name, classification and number of road

4. Date application referred 26/4/90.

5. State whether outline, detailed application etc.

Full

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

Kitchen/Bedroom Showroom & Office

* Do not issue any P.P Prior To Confirmation of A Sec 278 A Being Signed See over.

7. 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:—

Delete as appropriate

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: 27/4/90  Signed: [signature] CB
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

Before any P.P can be issued a S278 Agreement is required to improve the existing narrow section of Welborn Lane from Boston Road to the site.

The applicant is aware of this but no progress has yet been made.

Also please include the following conditions on any P.P.

(1) F4

(2) F5

(3) F6

Delete as appropriate

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

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

(1) F4

(2) F5

(3) F6.

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

# 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-P/406/90/JAM* Your Ref. *771395/BG/AEW* Date 2 May 1990

Dear Sirs,

**FULL PLANNING APPLICATION - HERITAGE KITCHENS SHOWROOM ETC. AT WELBOURNE LANE (EAST), HOLBEACH**

Thank you for the plan No. 771395/4A showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

Mr. Gilham will be aware from his recent conversation with my assistant Mr. Staines that the porous pipeline shown on the plan and referred to in my letter of the 17th August 1989 regarding the outline application H09/1072/89 is not maintained by my Board. It is however important that this private pipeline is not endangered by the development and I note the intention to expose the pipes and haunch them with concrete under the proposed vehicular access. I believe it would also be prudent to undertake such protection in the vicinity of the proposed tree planting to prevent root damage.

I gather that the Department of Transport who maintain the dyke along the southern boundary of the site are aware of the project.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

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

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAY 1990
Attention of
DPO NAM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

BURLION HOUSE, GEDNEY DYKE, SPALDING, LINCS. PE12 0AJ.
Telephone: (0406) 362016

OBJECTION

MC

8th May 1990

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAY 1990
Attention of
DPO HRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
RJS

Brian Smith
Planning Office
Ref. Heritage Kitchen

Dear Sir,

I read in todays Lincolnshire Free Press that Heritage Kitchen are applying for planning permission to build a new show room + office in Wellhouse Lane. Much as I appreciate the company's desire to progress to allow planning of any description at

This point would be very undesirable. The roundabout is a very busy and hazardous junction to allow drivers to be distracted in any shape or form strikes me as an unnecessary risk. It must obstruct the view of people coming down Boston road to cross the road.

It is also going to spoil one of Holbeach's more attractive houses. Whats wrong with Fleet Road industrial estate?

Yours faithfully

Roger Taylor

OBJECTION

'Mentha'
Welbourne Lane
Holbeach
Spalding.
11/5/90.

Re Application No. H09/0406/90

Dear Sirs,

I am writing to object to the above developement.

The location of this developement is entirely residential & agricultural, & an industrial area is available for this sort premises off Fleet Rd., Holbeach.

Welbourne lane is very narrow, & although it is planned to widen the entrance, I can forsee many instances of entry & escit from this lane being blocked

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAY 1990
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 15/5

White Sables.
132. Boston Rd.,
Holbeach.
Spalding.
Lincs.
PE12 8AD.

MC

May 11th 1990.

Dear Sir,

Regarding the application by Heritage Kitchens for planning permission to erect new showrooms and offices at Wellbourne Lane, Holbeach, we consider the properties would create a Traffic hazard. It would also be totally out of keeping with the surrounding residential area.

Yours faithfully.

E. Taylor.

E. Taylor

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAY 1990
Attention of
DPC
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
Unable.

[illegible] MELBOURNE LANE
HOLBEACH
NR SPALDING
MC LINES 14TH MAY 90

DEAR SIR

RE APPLICATION H09/0506/90

WE FEEL THAT THIS DEVELOPMENT WILL BE IN A RESIDENTIAL AREA WHILE WE UNDERSTAND THERE WILL BE NO MANUFACTURING BASE ON SITE THIS COULD COME AT A LATER DATE SO BRINGING MORE VEHICLES INTO AN ALREADY VERY NARROW ENTRANCE

ALSO WE FEEL THIS PROPOSED SHOWROOM COULD BE A DISTRACTION TO VEHICLE DRIVERS APPROACHING A VERY DANGEROUS JUNCTION WHICH WE USE ALL THE TIME ALONE WITH MANY OTHERS

AT INQUIRY WE WOULD LIKE TO SEE WHAT WAS PROPOSED THAT THIS AREA BE LANDSCAPED SO THAT TO IMPROVE THE ENVIRONMENT WHICH THIS AN IMPROVEMENT SCHEME AS DESTROYED FOR US FURTHER DEVELOPMENT WE FEEL WOULD NOT IMPROVE THE ENVIRONMENT AT THIS POINT

Yours Faithfully

Mr & Mrs R [illegible]

# status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

Planning Department
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

Date 15th May 1990

***The person dealing with this matter is:*** B. Gilham

For the attention of Miss M Coughie

**Our Ref:** 771395/BG/AEW

**Your Ref:** H09/0406/90

Dear Miss Coughie,

Re: Proposed Kitchen/Bedroom Showroom at Welbourn Lane, Holbeach
For Heritage Kitchens

Further to our recent telephone conversation. I enclose 2 No. revised site plan drawings No'd 771395/4 showing additional landscaping proposals, which I trust meets with your approval.

Yours sincerely

B. Gilham F.F.B.

Enc.

1 copy to Reception

M.C. 5/6 cfy

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAY 1990

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

Established 1770

# LONGSTAFF

Legal & General
Appointed Representative
Legal and General is a member of LAUTRO.

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

OBJECTION

**5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289**

MC 5/6 cty

Your ref: Our ref: CRML.TF. Date: 18th May, 1990.

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAY 1990
Acknowledge YES/NO
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
by
23/5

B. Smith Esq.,
Planning Department,
South Holland District Council, FAX: 710772
Winfrey Avenue,
SPALDING,
Lincs.

Dear Mr. Smith,

Re: Planning Application H09/0406/90
Heritage Kitchens

With reference to the above, we act on behalf of Mr. & Mrs. T. Warrick the owners of Red House, Boston Road, Holbeach, who we understand have already written to you objecting to the above application in respect of a kitchen/ bedroom showroom/offices close to the junction of Welbourne Lane and Boston Road Holbeach and they have asked us to write to you in support of their objection.

Notwithstanding the points already raised by our clients in their letter to you, we feel that the proposed scheme for landscaping the site is totally inadequate and needs to be greatly improved to soften the impact of what is essentially a commercial development in a residential area. In particular our client's property, which is one of the areas most substantial and prestigious residences, which overlooks and will be greatly de-valued by the proposed development will not be sufficiently screened by the present proposed landscaping.

We trust that our clients' objection and our own will be taking into account by your Planning Department and the Planning Committee in deciding the outcome of this application.

Assuring you of our fullest attention and co-operation at all times.

Yours sincerely,

R. Scrimshaw F.N.A.E.A.
Residential Sales Manager

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121
GTN 6202
Ext: 455

M.C 5/6 Cty

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAY 1990

The District Planning
South Holland District Council
Chatterton Tower
Winfrey Avenue
SPALDING
PE11 1DB

Your Ref: H09/0406/90

Our Ref: EMRT F354256

Date: 23RD May 1990

For the attention of Ms M Caughey

Dear Sir

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
**CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS**
**PROPOSED KITCHEN/BEDROOM SHOWRROM AND OFFICES AT LAND ADJACENT**
**A17 BYPASS, WELBOURNE LANE (EAST), HOLBEACH**
**A17 KING'S LYNN - NEWARK TRUNK ROAD**

In accordance with the Town and Country Planning General Development Order 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development in particular, however, in the interests of trunk road traffic safety I suggest that you impose the following conditions for the reasons stated to any planning permission that you may issue:-

(1) The layout of the site and access arrangements shall be as shown on the deposited plan, drawing number 771395/4 dated February 1990.

(2) There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road. All access to the site shall be via Welbourne Lane (East).

(3) A minimum 1.2 m high continuous and solid fence, wall or other barrier shall be constructed along the whole frontage of the site with the trunk road and continuing along the whole of the eastern boundary of the site.

(4) Conditions 1, 2 and 3 shall be complied with prior to the commencement of building operations at the site.

Reasons for conditions advised above:-

(1) & (2) To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established side road junction in the interests of trunk road traffic safety.

(3) To prevent headlight glare from vehicles on the trunk road by vehicles manoeuvring within the site.

(4) To ensure that the access and vehicle headlight attenuation measures are brought into effect before any construction work begins at the site.

Note:-

The applicant should be informed that the Department would recommend refusal in respect of any advance directional or other sign which is proposed to be erected in the vicinity of the site, which is considered would in any way distract the passing driver on this high speed section of trunk road.

No doubt you will let me have a copy of the decision notice in due course.

Yours faithfully

J J BACH
for Director (Transport)

cc:- For the attention of C Briggs/Development Control Section, Lincolnshire County Council

DC2

# SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

APPLICATION NO : H09/0406/90

DATE RECEIVED : 9 4 90

APPLICANT : Heritage Kitchen
Farrow Avenue
Holbeach
Spalding
Lincs

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

DESCRIPTION : Kitchen/Bedroom Showroom and Offices

LOCATION : Adj: A17 by-pass, Welbourne Lane (east), Holbeach

Type : Full Grid Ref : 535420 325670 Ward J

Terminal Date
4 6 90

## Consultation with Parish Council

Dear Sir / Madam,

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
*District Planning Officer.*

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAY 1990

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

To
.....Holbeach.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:

Supported

Signed: M. Bright Date: 28-4-90

MC/JJ
H09/0406/90

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.

20th June 1990

Dear Sir,

PLANNING APPLICATION H09/0406/90
KITCHEN/BEDROOM SHOWROOM AND OFFICES, ADJACENT TO THE A17 BY-PASS, WELBOURNE LANE (EAST), HOLBEACH, SPALDING.

At the District Councils Committee meeting of the 5th June it was resolved that I be authorised to grant permission subject to the applicants first entering into a Section 278 agreement to improve the narrow section of Welbourne Lane from Boston Road to the site to the satisfaction of County Highways and subject to conditions.

If agreeable to this I would appreciate written confirmation at your earliest convenience in order that the legal documentation can be prepared.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

Heritage
HOMES AND INTERIORS LTD

MANUFACTURERS OF KITCHEN
AND BEDROOM FURNITURE
APPROVED N.H.B.C. BUILDERS

FARROW AVENUE
HOLBEACH, LINCS.
Telephone: 0406 22734

Mr.B.Smith,
South Holland District Council,
Chatterton Towers,
Winfrey Ave.,
Spalding,
Lincs.

28th June 90

Your Ref H09/0406/90

Dear Sir,

Further to your letter dated 20th June 90 regarding our planning application. I am writing to confirm my company's agreement to the special conditions, I understand that these conditions are the 278 agreement with L.C.C. and all as listed on the agenda of the meeting on 5th June.

Yours sincerely,

C.N. Dawson.

for Heritage Homes and Interiors Ltd

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUL 1990

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
by
date 2/7

GS/JJ
H09/406/90

Heritage Kitchens,
Farrow Avenue,
Holbeach,
Spalding,
Lincs.

4th July 1990

Dear Sir

Thank you for your letter received by my Department on 2nd July 1990.

Could you please contact Lincolnshire County Council in order that the legal documentation may be drawn up and signed.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

Mr N R Midlen

ST/H09/0406/90

771395/BG/AEW
1st November 1991

Dear Sir,

APPLICANTS: HERITAGE KITCHEN APPLICATION No: H09/0406/90
DESCRIPTION: KITCHEN/BEDROOM AND OFFICES
LOCATION: ADJ A17 BY-PASS, WELBOURNE LANE 9EAST, HOLBEACH

According to my file I have not been advised of the completion of the Section 278 agreement which is necessary before planning permission may be granted.

On checking with the Department of Highways and Planning it would appear that after initial contact with your client no further correspondence has been received.

In view of the length of time which has elapsed I must report soon to the Planning Committee about why no decision has been made yet on this application. I would be pleased if you would let me know of your clients current intentions, and what progress is being made regarding the agreement.

A copy of this letter has been sent to Lincolnshire County Council.

Yours faithfully,

N Midlen
Principal Planning Officer (D.C.)

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

Mr D Roberts

DJR/ST/H09/0406/90

771395/BG/AEW

19th February 1992

Dear Sir,

KITCHEN/BEDROOM SHOWROOM AND OFFICES
ADJ A17 BY-PASS, WELBOURN LANDE (EAST), HOLBEACH

The above application stands defered pending the completion of a section 278 agreement with the Highway Authority.

I note from the file that I last wrote to you regarding this in November last year. In view of the length of time this matter has been outstanding I have to advise you that unless the agreement is finalised within the next 28 days I shall be reporting the application back to my planning committee meeting on 14 April 1992 with a recommendation that the application be filed away and no further action be taken.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mrs A Maxwell

T & D A Warrick
Mentha
Welbourne Lane
Holbeach
Spalding
PE12 8AB

AEM/WL

30th July 1992

Dear Sir,

I refer to your letter requesting that you be notified of any development between your bungalow and the A17 and can confirm that there appears to have been no planning applications on Welbourne Lane in 1992 to date. I have checked the whole of Welbourne Lane as your bungalow is not marked by name on the Ordnance Survey maps and therefore cannot be identified.

I would point out that not all development requires planning permission and should you have any specific development in mind you would need to provide further details.

For your information a full list of planning applications is printed in the local press and copies are available for inspection in the reception area of this department.

Your faithfully,

A C Pickering
Principal Administrative Officer

Mr. Warrick 460/92
W
(K Woods cladding)
Red House + Garden Bungalow
A.17
Bund Rabbit

# status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB
Tel. Holbeach (0406) 24343

South Holland District Council
Planning Department
F.A.O. D Roberts
2nd Floor
Council Offices
Priory Road,
Spalding,
Lincs.
PE11 2XE

Date 30 July 1992

*The person dealing with this matter is:* B Gilham

406/90

Our Ref: 771395/BG/RAG

Your Ref:

Dear Mr. Roberts,

Re: Kitchen/Bedroom and Offices- Heritage Kitchens

Further to our recent telephone conversation, I have been informed by my client that the relevant 278 Agreement for the road improvements is now being sorted out by his solicitors. Therefore the matter should be resolved shortly.

Yours sincerely,

B. G

B. Gilham F.F.B.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1992 DR

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

Spoke to
Mr Dawson (owner)
20/10/92
confirmed that matter still
progressing. But may wish
to split sto: Advised that
this would need to be subject
to separate application & stand
or fall on its own merits

T & D A Warrick
Mentha
Welbourne Lane
Holbeach
Spalding
Lincolnshire
PE12 8AB

Mrs A E Maxwell

AEM/SJS

11 August 1992

Dear Sir or Madam

I refer to our previous correspondence and your enquiry regarding the site between your bungalow and the new A17 at Holbeach.

After you had identified the site of your property by telephone I was able to trace a planning application on the site referred to submitted by Heritage Kitchens of Farrow Avenue, Holbeach for a kitchen/bedroom showroom and offices, planning reference H09/0406/90. This application is still pending, subject to a legal agreement between the applicants and the Department of Highways and Planning, Lincolnshire County Council, regarding road improvements.

With regard to your other enquiry, the site has been inspected by the District Council's Enforcement Officer who has confirmed that it has now been cleared.

I hope this information is satisfactory, but please do not hesitate to contact the writer should you require any further assistance.

Yours faithfully

A C Pickering
Principal Administrative Officer

To... Dave Robb

Date... 6. Sep. 92

# WHILE YOU WERE OUT

M r. Dawson

of ... Heritage Kitchens

Phone No.

| | | | |
|---|---|---|---|
| Telephoned | ✓ | Please call | |
| Called to see you | | Will call again | |
| Wants to see you | | Urgent | |

MESSAGE

Ref 406/90 278 agreement

Legal agreement still ongoing - 4th

Draft to Highways by Solicitors

Should be finalised shortly

Ivy PD7 Operator ... Steve

# COUNTY LEGAL SERVICES
## MEMORANDUM

When calling please ask for: Miss S Ironmonger  Extension: 2120

To: Department of Highways and Planning
For the attention of Mr C Briggs

My ref: SI/11344/VC(F)

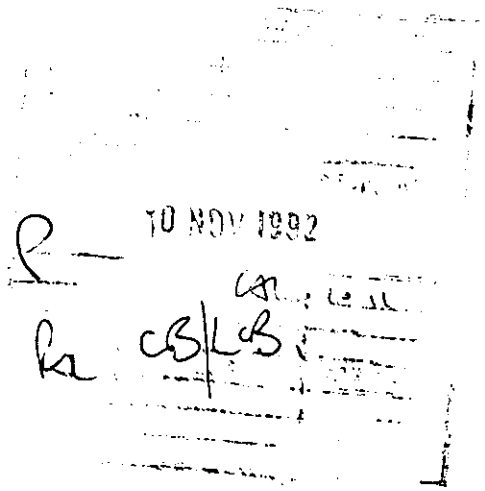
9 November 1992

SECTION 278 HIGHWAYS ACT 1980 - WELBOURN LANE, HOLBEACH
BY: HERITAGE HOMES AND INTERIORS LIMITED

Further to my memorandum dated 28 September 1992 and your reply of 13 October 1992 the above Section 278 Agreement has now been completed by the County Council and dated 6 November 1992.

I am enclosing a photocopy of the completed Agreement for your file.

Encl




8615.nl1

**Lincolnshire County Council**

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mrs L C Brown
Telephone
Lincoln 553125

My Ref:LCB/278/157

11 November 1992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sir

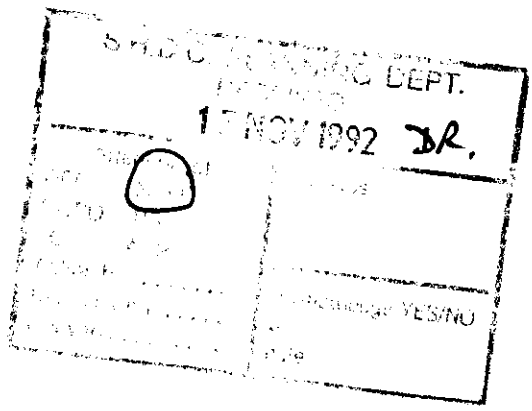
SECTION 278 AGREEMENT - HIGHWAYS ACT 1980
HIGHWAY IMPROVEMENT WORKS IN CONNECTION WITH PROPOSED DEVELOPMENT AT WELBOURN LANE, HOLBEACH - HERITAGE HOMES AND INTERIORS LIMITED
PLANNING APPLICATION NO. H09/0406/90

I can now inform you that the above Agreement has been completed to my satisfaction and that there is no longer any need to defer the grant of planning permission on highway grounds.

Yours faithfully

L C Brown

Director of Highways and Planning



Form No. H/A/3J

**Lincolnshire**

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts S.H.O.C. Planning Reference H09/0406/90.

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

WELBOURNE LANE (EAST) HORBEACH.

I confirm that the Section 278 Agreement for improvements to Welbourne Lane has now been signed. A letter will be coming in the next few days.

The permission can now be released including the conditions previously given. Yours:—

Date 11-11-92

Signed .....
Director of Highways and Planning

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H09/1185/91 Received:09-APR-90 Type:FULL

Name: Heritage Kitchens
Farrow Avenue
Holbeach
Spalding
Lincs

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

Description: Kitchen/bedroom showroom and offices
(Registered as H09/0406/90)
Location : Adj. A17 By-pass Welbourne Lane (East)
Holbeach Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

Reason: In the interests of visual amenity.

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 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Before the building is commenced to be used adequate motor vehicle turning

space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

6 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

7 The layout of the site and access arrangements shall be as shown on the deposited plan, drawing number 771395/4 dated February, 1990.

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established side road junction in the interests of trunk road traffic safety.

8 There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road. All access to the site shall be via Welbourne Lane (East).

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established side road junction in the interests of trunk road traffic safety.

9 A minimum 1.2m high continuous and solid fence, wall or other barrier shall be constructed along the whole frontage of the site with the trunk road and continuing along the whole of the eastern boundary of the site.

Reason: To prevent headlight glare ~~from~~ to vehicles on the trunk road by vehicles manoeuvring within the site.

10 Conditions ~~1, 2~~ 7, 8 and ~~3~~ 9 shall be complied with prior to the commencement of other building operations at the site.

Reason: To ensure that the access and vehicle headlight attenuation measures are brought into effect before any construction work begins at the site.

11 Before the development, hereby permitted, is brought into use, the fence along the south and east boundaries of the site shall be erected.

Reason: ~~The establishment of a retail outlet beyond the established shopping centre and built up area of Holbeach would be contrary to Policy 12 of the Lincolnshire Structure Plan and could be detrimental to the character and amenities of the surrounding area.~~ (Reason - as cond. 9. above).

12 The use of the premises, hereby permitted, shall be confined to offices only and there shall be no retail sales whatsoever from these premises.

Reason: The establishment of a retail outlet beyond the established

shopping centre and built up area of Holbeach would be contrary to Policy 12 of the Lincolnshire Structure Plan and could be detrimental to the character and amenities of the surrounding area.

Notes to Applicant:

13 1 Attention is drawn to Section 278 Agreement with Highway Authority.

Authorised to issue:

24-NOV-92 H09/1185/91 AD.....DC.....

25/11 3/12

Reason for condition 11 (& on agenda)

14 Note The applicants are advised that the DoT would recommend refusal in respect of any advanced warning directional or other sign which is proposed to be erected in the vicinity of the site, which is considered would in any way distract the passing drivers on this high speed section of trunk road.

15 SN12.

**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: H09/1185/91

Applicant: Heritage Kitchens
Farrow Avenue
Holbeach
Spalding
Lincs

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

Description: Kitchen/bedroom showroom and offices
(Registered as H09/0406/90)
Location: Adj. A17 By-pass Welbourne Lane (East)
Holbeach Spalding Lincs

Type: FULL

18-DEC-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

COPY SENT TO :-

E Taylor
White Stables
132 Boston Road
Holbeach
Spalding Lincs PE12 8AD

Longstaff + Co
5 New Road
Spalding (Client Mr+Mrs T Warrick)

Mr+Mrs B Storey
Welbourne Lane East
Holbeach

Mr R Taylor
Burlou House
Gedney Dyke

T Warrick + D Warrick
"Mentha"
Welbourne Lane
Holbeach

T. & D. A. WARRICK
MENTHA
WELBOURNE LANE
HOLBEACH
SPALDING
PE12 8AB

8/5/92

Planning Officer
S.H.D.C.
Spalding

Dear Sir

I am writing to request that you inform me if there should be any planning application submitted to your department, concerning the area of land between our bungalow & the new A.17 which was formerly owned by Mr. Mayes & is now, to the best of my knowledge, owned by Mr. Lawson

Yours Truly.

T. Warrick.

S.H.D.C. PLANNING DEPT.
11 MAY 1992

ACP - we have a [illegible] is there a standard reply?
[illegible] 92/5

one of your female members of staff who ~~stated~~ she was dealing with ~~the matter~~. I now understand she has since left and did not leave the information in your file.

I will contact you during the next few weeks with regard to the progress of the agreement. I understand from my solicitors that the documentation should be ready within a few weeks.

Yours sincerely

C. N. Dawson

C. N. DAWSON.

35 Northolme Lane
Holbeach
Lincs PE12 7RZ
16/3/92

Your ref.
DJR/ST/H09/0406/90

Att. D. Roberts.

Dear Mr Roberts,

I confirm my telephone conversation with a fellow member of staff that the section 278 agreement with the Highway authority is now proceeding, delay of the above has been due to the legal documentation of the conveyance being accepted, this has now been agreed.

With regard to your office writing to me in November 89(, I did acknowledge the letter and ifomed

SEPTIC TANK:
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 25 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
The Council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres (40 feet) from dwellings. Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

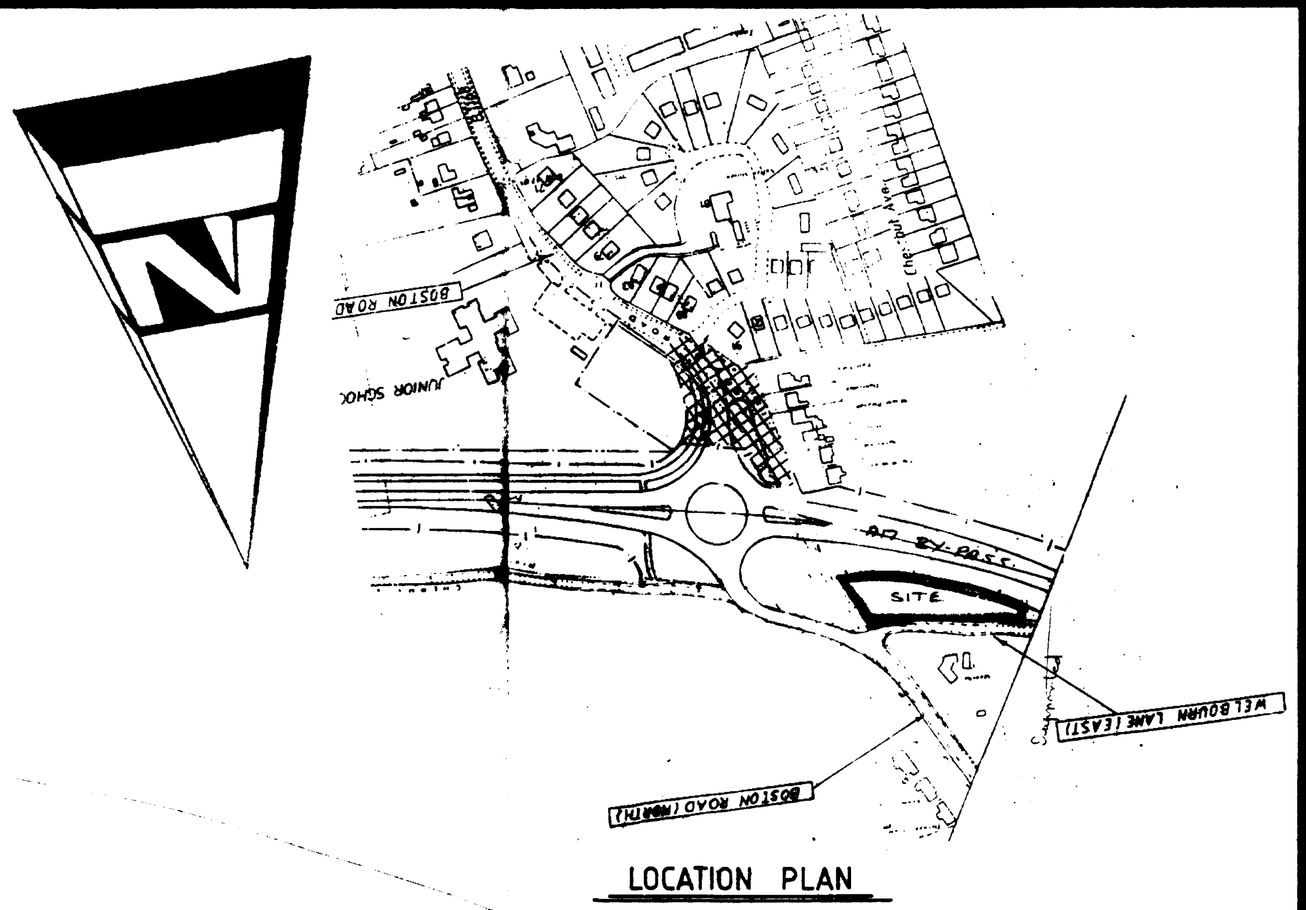
EXTERNAL MATERIALS:
RED/BROWN FACING BRICKS.

'MARLEY' BOLD ROLL, RED, CONC. INTERLOCKING TILES.

SHOWROOM:
SEE DRG - 771395/E.

LANDSCAPING/SCREENING:
PROVIDE 1.2m HIGH CLOSE BOARDED FENCE TO THE COMPLETE LENGTH OF THE SOUTHERN & EASTERN BOUNDARY'S.
PROVIDE TREES AS SHOWN, MIN. HEIGHT ON PLANTING TO BE 2.0m.

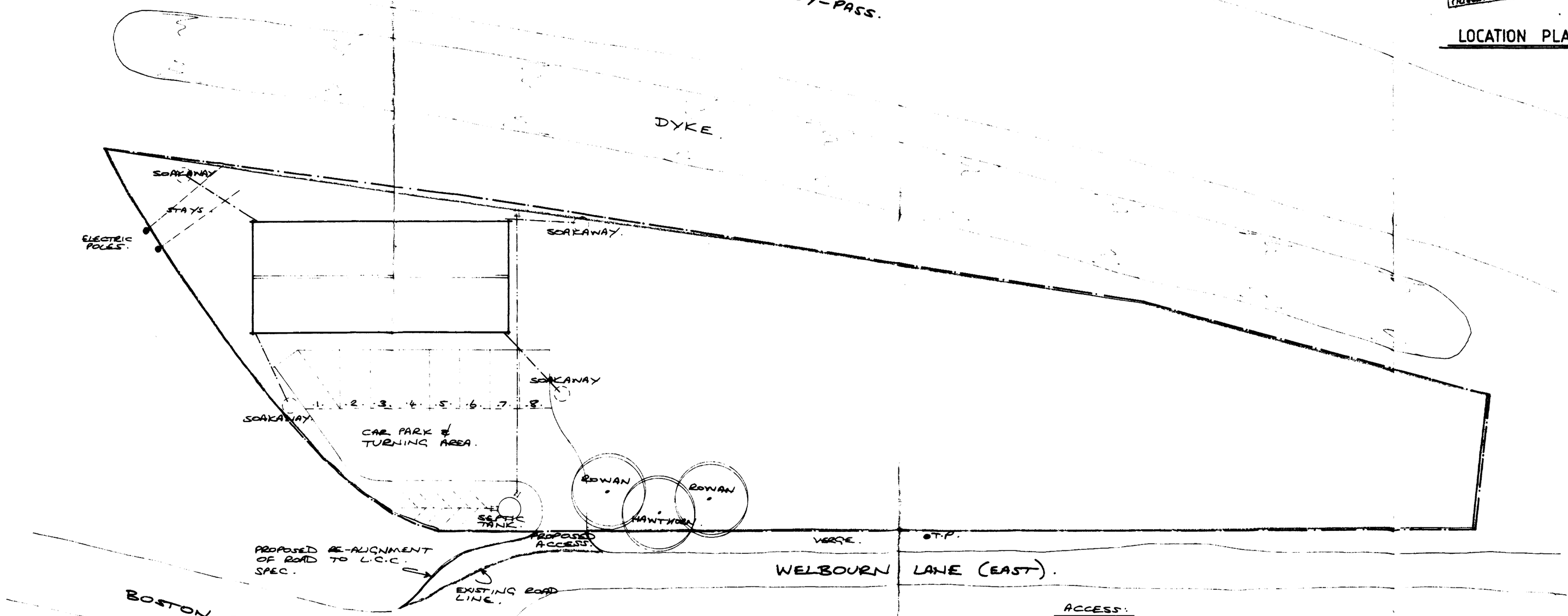
CAR PARKING/TURNING AREA:
75(3" DOWN) WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.
CAR PARKING SPACES TO BE WELL DEFINED WITH THE AID OF CONC. KERBS OR SIMILAR.



LOCATION PLAN

A17- HOLBEACH BY-PASS.

DYKE.



SITE PLAN

ACCESS:
PROVIDE ACCESS & ROAD RE-ALIGNMENT AS SHOWN CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. SPECIFICATION & REQUIREMENTS. REFER TO L.C.C 'DEVELOPMENT ROAD LAYOUT GUIDE & SPECIFICATION' BOOKLET.

SOUTH HOLLAND D.C. PLANNING 29 APR 1990 0406/90

THIS DRG. TO BE READ IN CONJUNCTION WITH:- 771395/5.

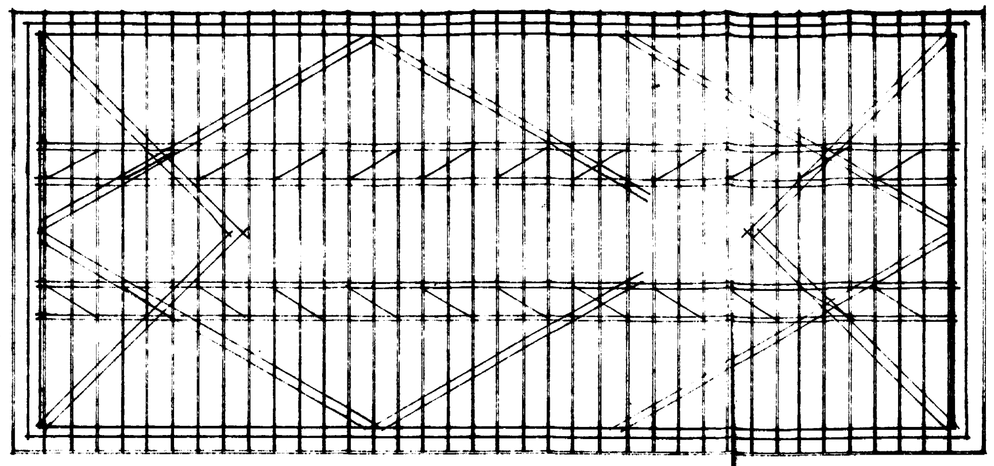
**status design**

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

SITE PLAN

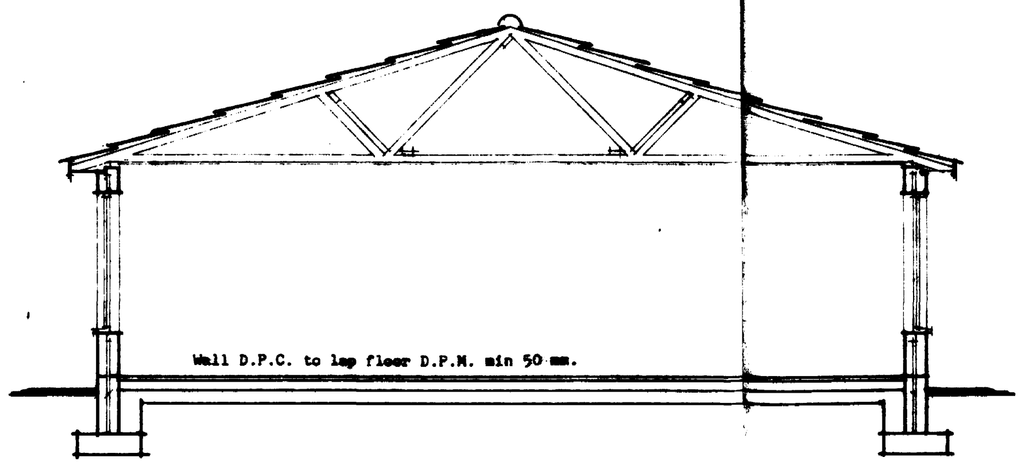
PROPOSED KITCHEN/BEDROOM, SHOWROOM & OFFICES AT WELBOURN LANE (EAST), HOLBEACH, FOR HERITAGE KITCHENS.

| | |
|---|---|
| 1:2500 1:200 | 771395/4 |
| FEB - 90 | B.GILHAM-FPB |

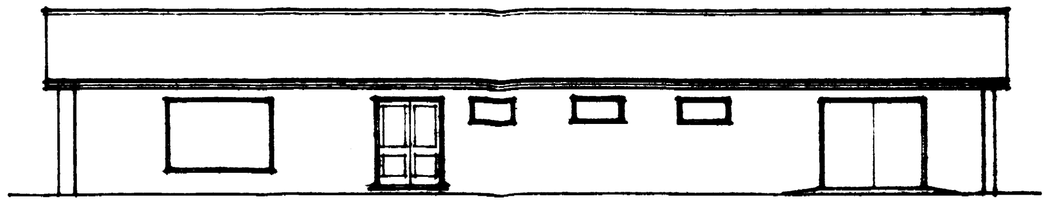


ROOF PLAN

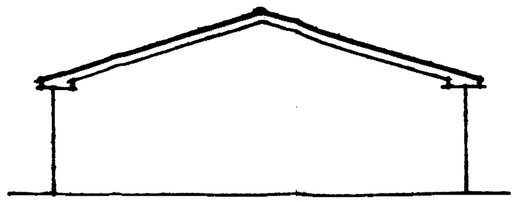
TRAPDOOR
Provide 750mm x 550mm trapdoor for access to roof space.



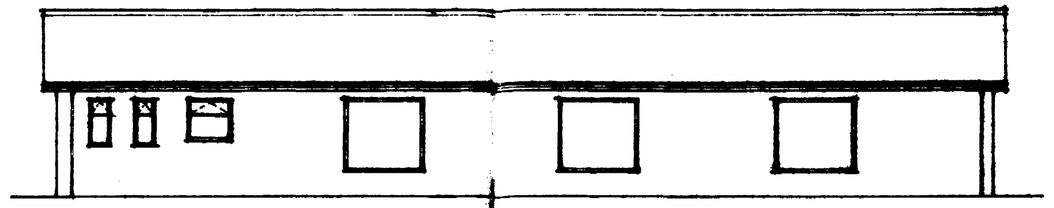

SECTION A—A



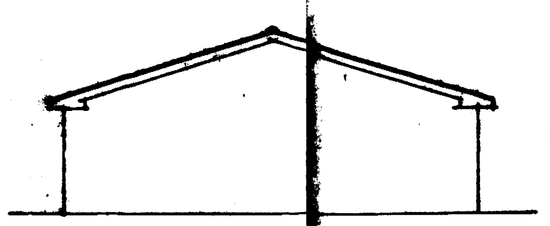
FRONT ELEVATION ( FACING NORTH )



END ELEVATION

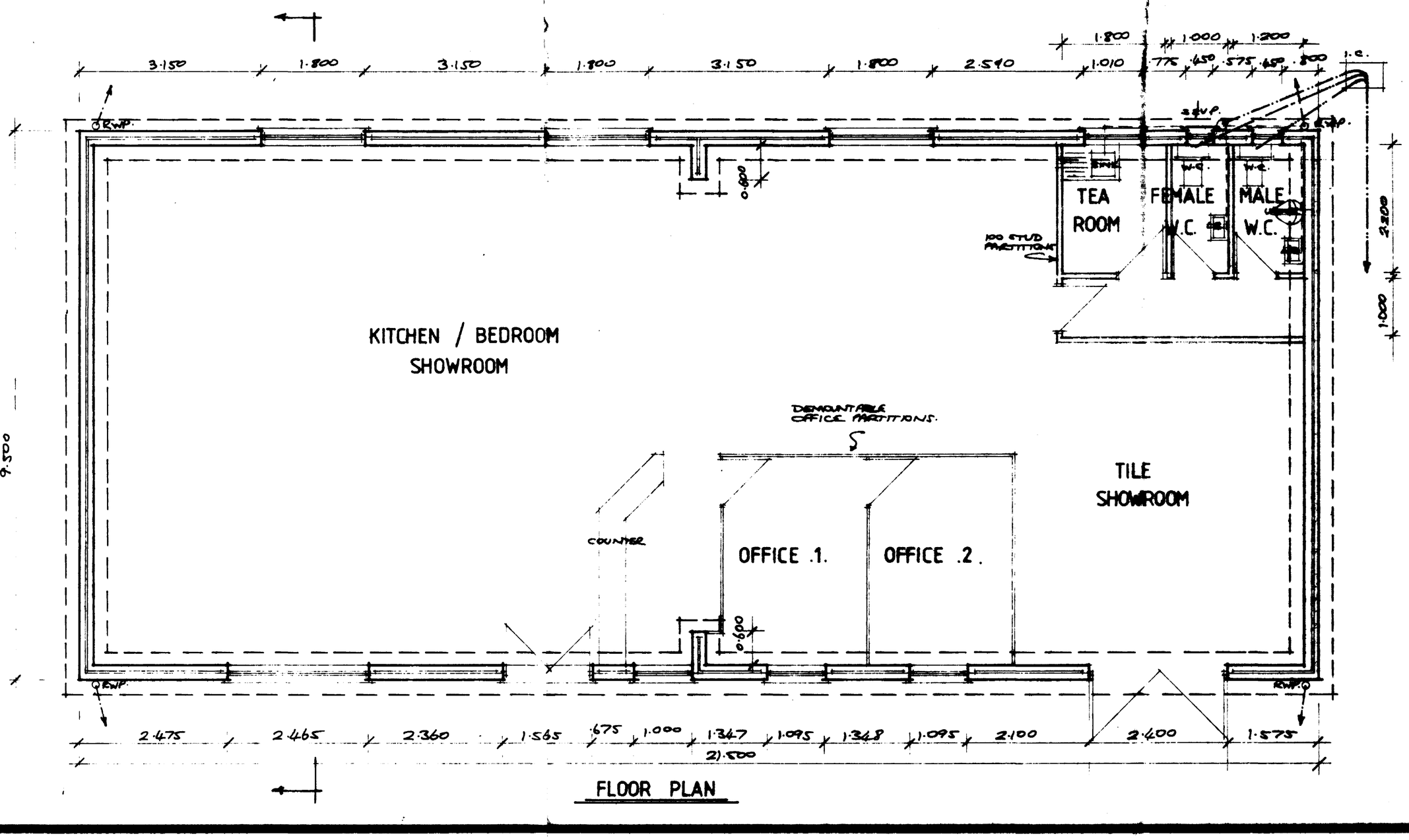


REAR ELEVATION ( FACING SOUTH )



END ELEVATION

HEATING BY MYSON BLOW HEATERS




FLOOR PLAN

**FOUL WATER DRAINAGE:**
All under drains to be 100 ø vitrified clay pipes 'Supersleeve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in bellcoe finial. R & W F to be fitted with access plate at base 450mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

**SURFACE WATER DRAINAGE:**
100mm ø vitrified clay pipes 'Supersleeve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

**PROTECTION TO FOUL AND SURFACE WATER PIPEWORK:**
NOTE:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging where the pipes go into 75mm pea gravel. If flexible pipes are under a road and have less than 0.6m cover, reinforced conc. bridging should be used instead of paving slabs.

**INSPECTION CHAMBER CONSTRUCTION.**
'Supersleeve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick round, collar around head of I.C. with 300mm polystatim from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade D - medium duty covers are to be used.

NOTE: All lintels to new cavity walls to be IG L1/S by I.G. Lintels Ltd. to give min. 150 end brg.

**ROOF CONSTRUCTION:**
Cover: Interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfe to B.S. 747 (Type 1F) lapped 150mm horizontal and 100mm vertically. Twinplate fink type trusse @ 600 c/c @ 22½° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing internal timbers, 2 no. 25 x 200 30° splay scarf binder bracing and 25 x 100 diagonal roof bracing. Provide 90 x 100 pallplate. All overhangs and gab ladders (if any) to be strapped to wallplate the gable wall by hangers and ceiling level wi 30 x 5 s.g. member & lateral restraint bracing at max. of 1.200m c/c. At lateral strapp position provide purlin and 38 x 38 noggins to trusses.

**ROOF VENTILATION:**
To roof soffits use 'Manx Joinery' soffit ven ilation board. Marley boards to give ventilati of equivalent to a 10mm continuous strip.

**ROOF INSULATION:**
To roof spaces provide 100mm fibreglass insulation quilt.

**CEILINGS:**
To all insulated roof ceilings provide 12.7 Gyproc Duplex plasterboard and skimmed 5mm sk or Artex finish.

**WALLING:**
250 cavity walls to consist of:
100 face brk (see site plan for details)
50 cavity. Filled with Thermax dry cavity wa insulation, all work carried out in accordance with Approved Docmt Cert. No. 89/2000 or sim approved.
100 Thermal skin of 7N/mm Spmk. (Solbit Ltd. Wall).
Cavity walls tied together using galvanised ir or gilpeds bedjt tied spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1979
Internal walls
to be 100 stud partitions constructed of 75 x 50 sawn and sole plates, 75 x 50 vertical stud @ 400 c/c, 12.7 plasterboard and skim finish ( plain sides.

**RAINWATER GOODS ETC.**
P.V.C. rainwater goods, 100 half round gutter and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

**CEILING FINISH CONSTRUCTION:**
50 Sand/cement screed on 100 conc. on 1,000 gau polythene d.p.m. on 500 well blinded and compacte hardcore.

**NON-LOADBEARING WALLING:**
100 (125) / 9 metal stud. Sheetg., fix. joint d.p.c to external walls and where indicated. Thermax skin infill to bays as direction of Architect 25 Rockwool batsout d.p.c. Board.

**GLAZING:**
Where walls as shown glazing also, study found ations:
700 x 300 to gravity chute
450 x 225 to 100 cubic
To non-loadbearing internal walls obscure ou ground floor shop bays, to 900mm cill x 200m thick. 450mm Chimneybreast and chimney breast ar to be 300mm thick.
Fluelining taken from to an approved fire thro adjust to local authority specifications. Found suitable to be C12P min.

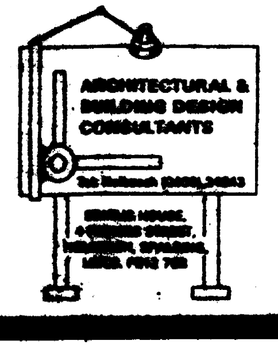
**DOOR GEAR:**
Provide gas and electricity mains bypss if requir to optional position to suit client. To be con pletely sealed around in non-combustible material To be min. 50mm, max 115m above floorboards to base.

**ROOFING TILES:**
Roofer tiles to roof spaces to be supported on battens to spread the load to B.S. 5268 Part 3, 1985.

**FLOORING:**
Provide wide floorboards around buildings as shown and to fall 25mm avay. Constructed of 75mm conc. on 100mm compacted hardcore.

SOUTH HOLLAND D.C.
PLANNING
09 APR 1990
406/90

**status design**




PLANS & ELEVATIONS

PROPOSED KITCHEN / BEDROOM SHOWROOM & OFFICES AT WELBOURN LANE ( EAST ), HOLBEACH FOR HERITAGE KITCHENS .

| | |
|---|---|
| 1:50<br>1:100 | 771395/5 |
| MARCH - 90. | R. GILHAM - FFB. |

H09/406/90

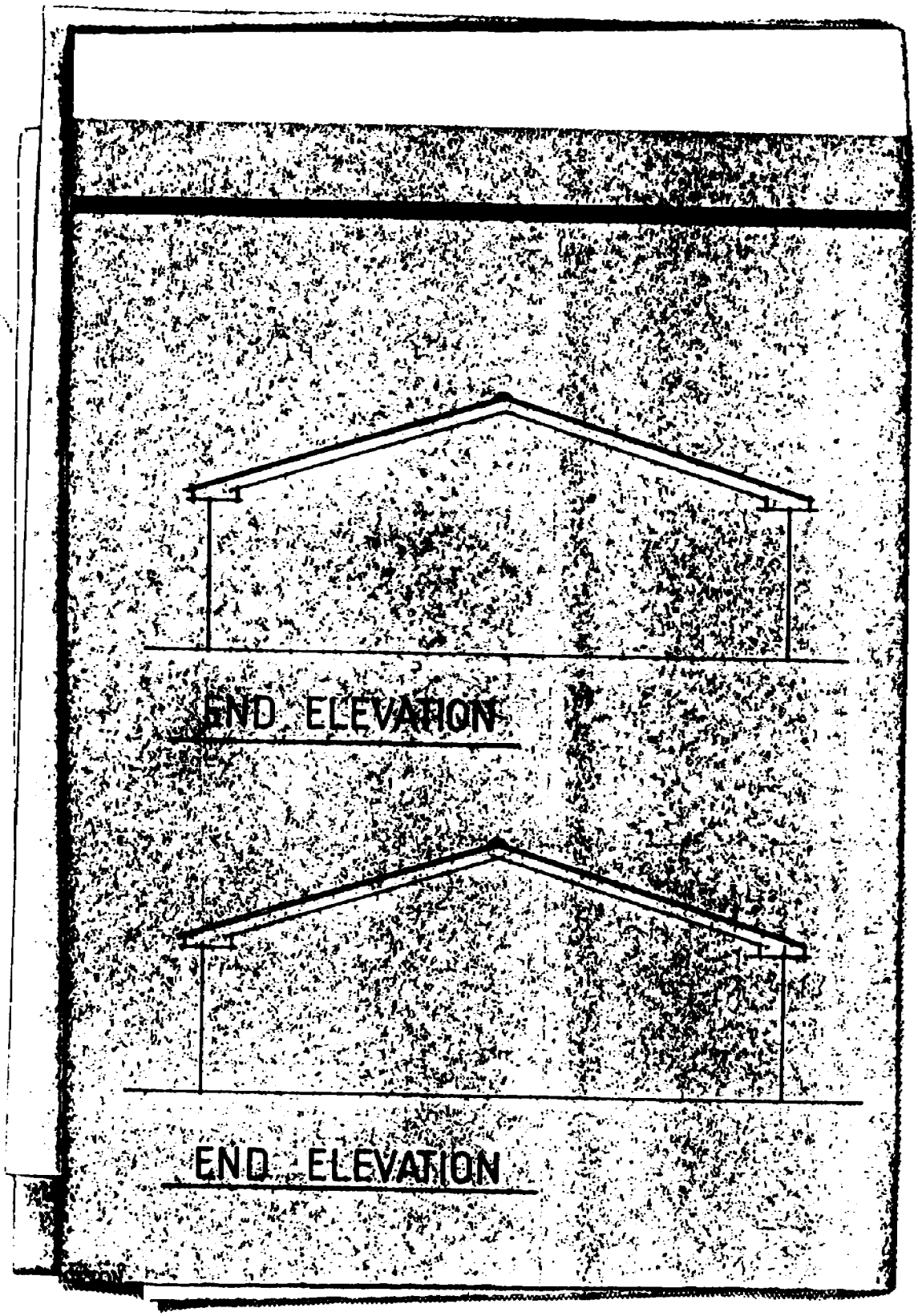


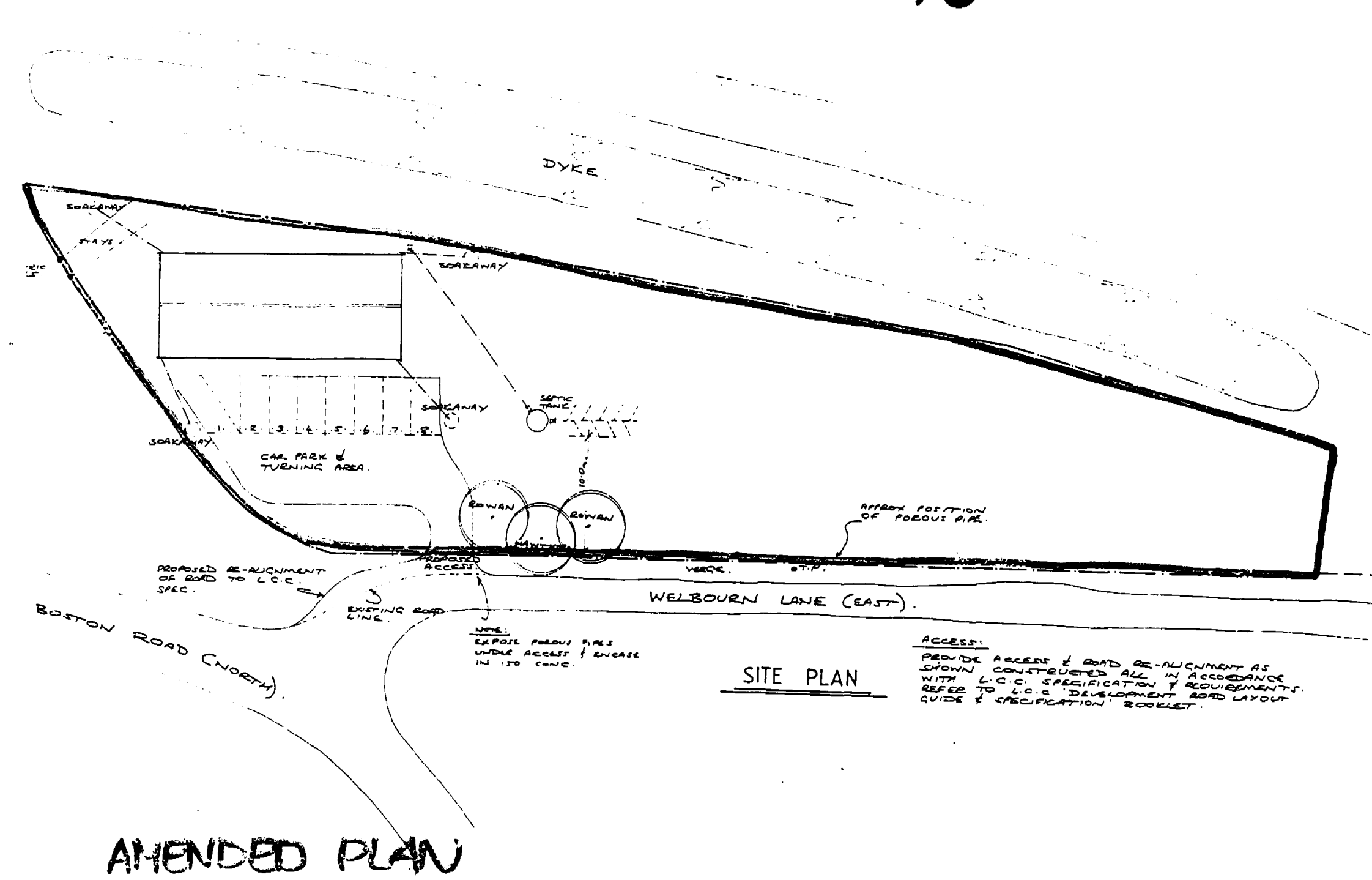
FRONT ELEVATION ( FACING NORTH )



REAR ELEVATION ( FACING SOUTH )

H09/406/90



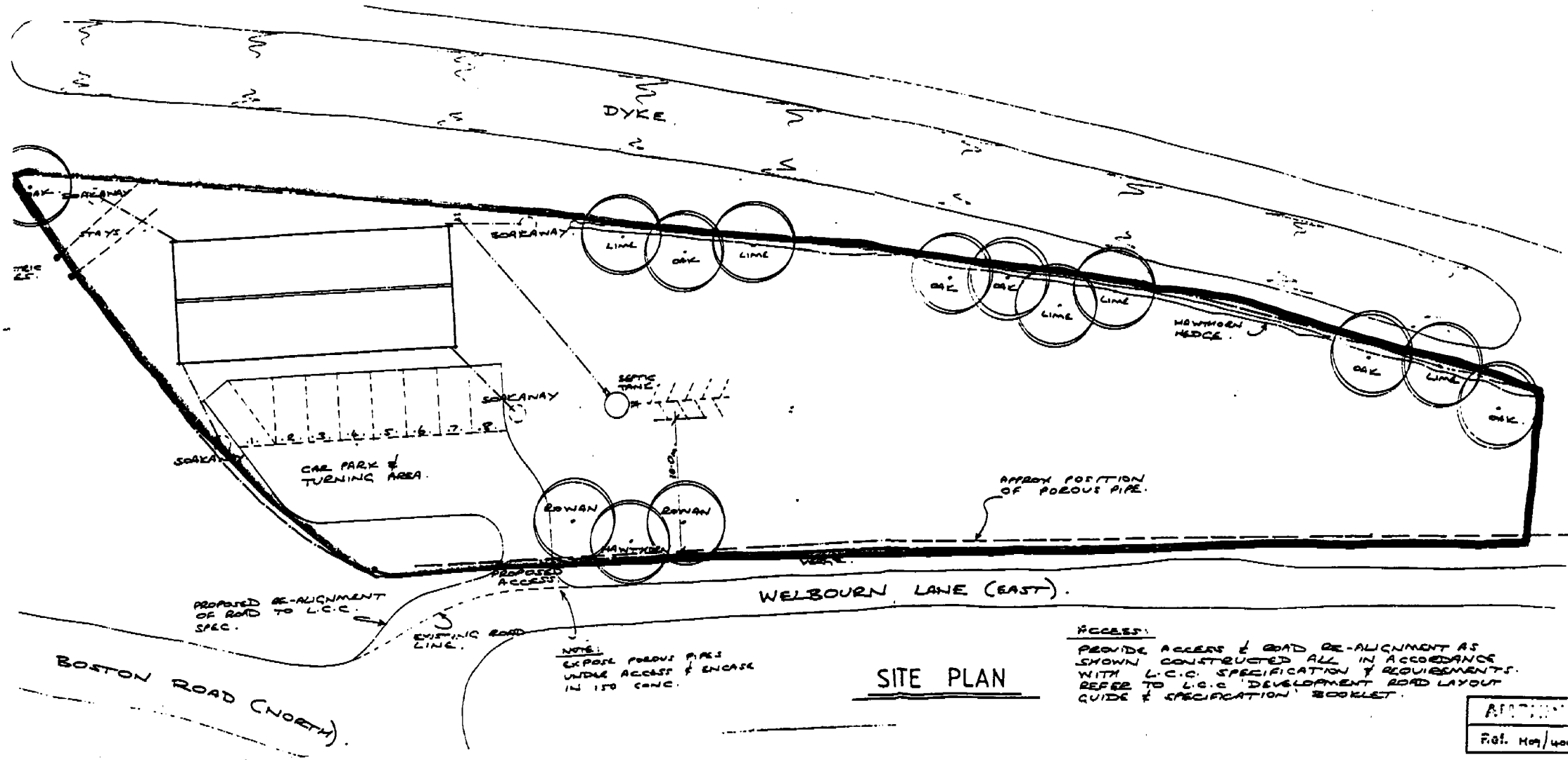



SITE PLAN

ACCESS:

PROVIDE ACCESS & ROAD RE-ALIGNMENT AS SHOWN CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. SPECIFICATION & REQUIREMENTS. REFER TO L.C.C. 'DEVELOPMENT ROAD LAYOUT GUIDE & SPECIFICATION' BOOKLET.

AMENDED PLAN




SITE PLAN

FURTHER AMENDED PLANS

capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 25 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
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SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

RED/BROWN FACING BRICKS.

'MARLEY' BOOD ROLL, RED. CONC. INTERLOCKING TILES.

SHOWROOM:

SEE DRG - 771395/5.

LANDSCAPING/SCREENING:

PROVIDE 1.2m HIGH CLOSE BOARDED FENCE TO THE COMPLETE LENGTH OF THE SOUTHERN & EASTERN BOUNDARY'S.

PROVIDE TREES AS SHOWN, MIN. HEIGHT ON PLANTING, TO BE 2.0m.

CAR PARKING/TURNING AREA:

75(19 DOWN) WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.
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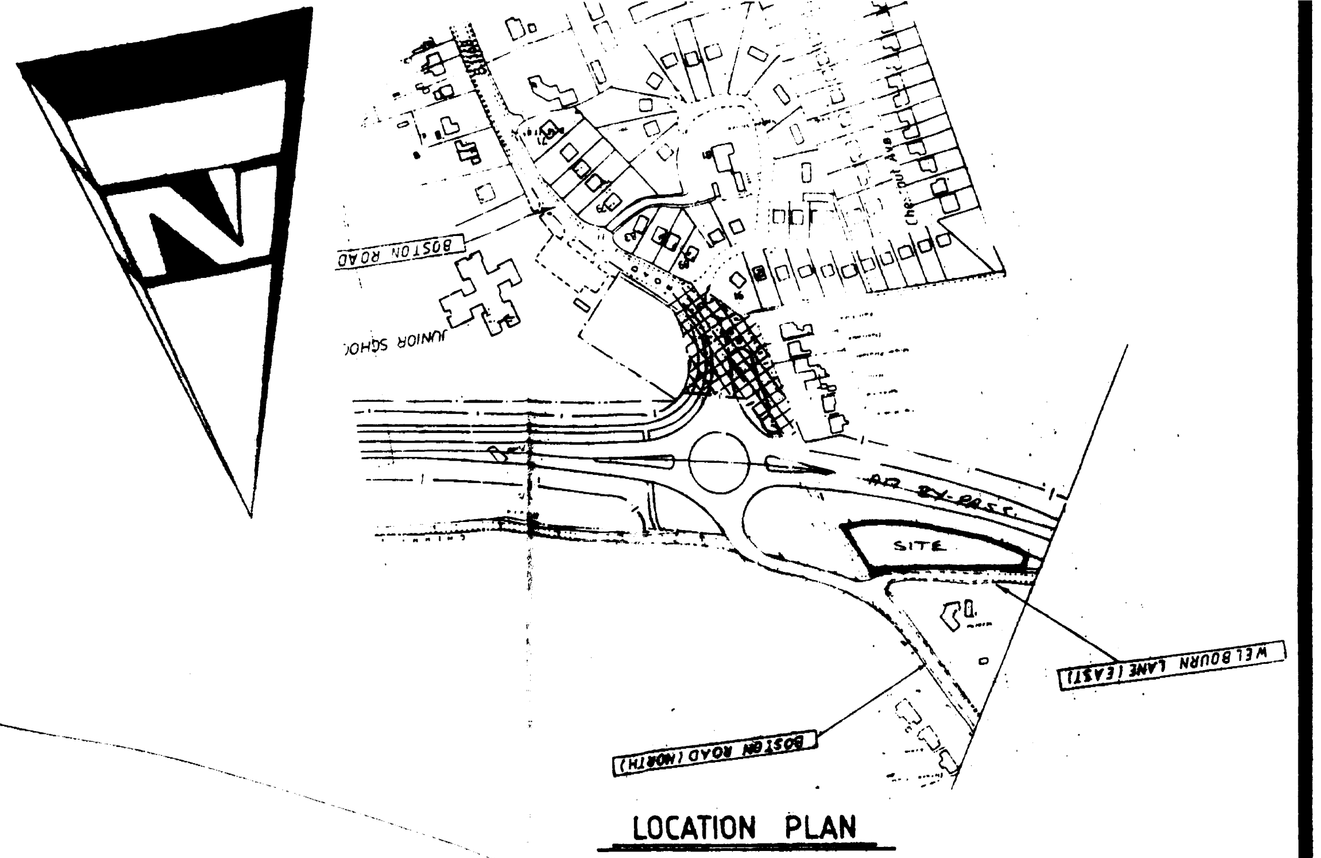
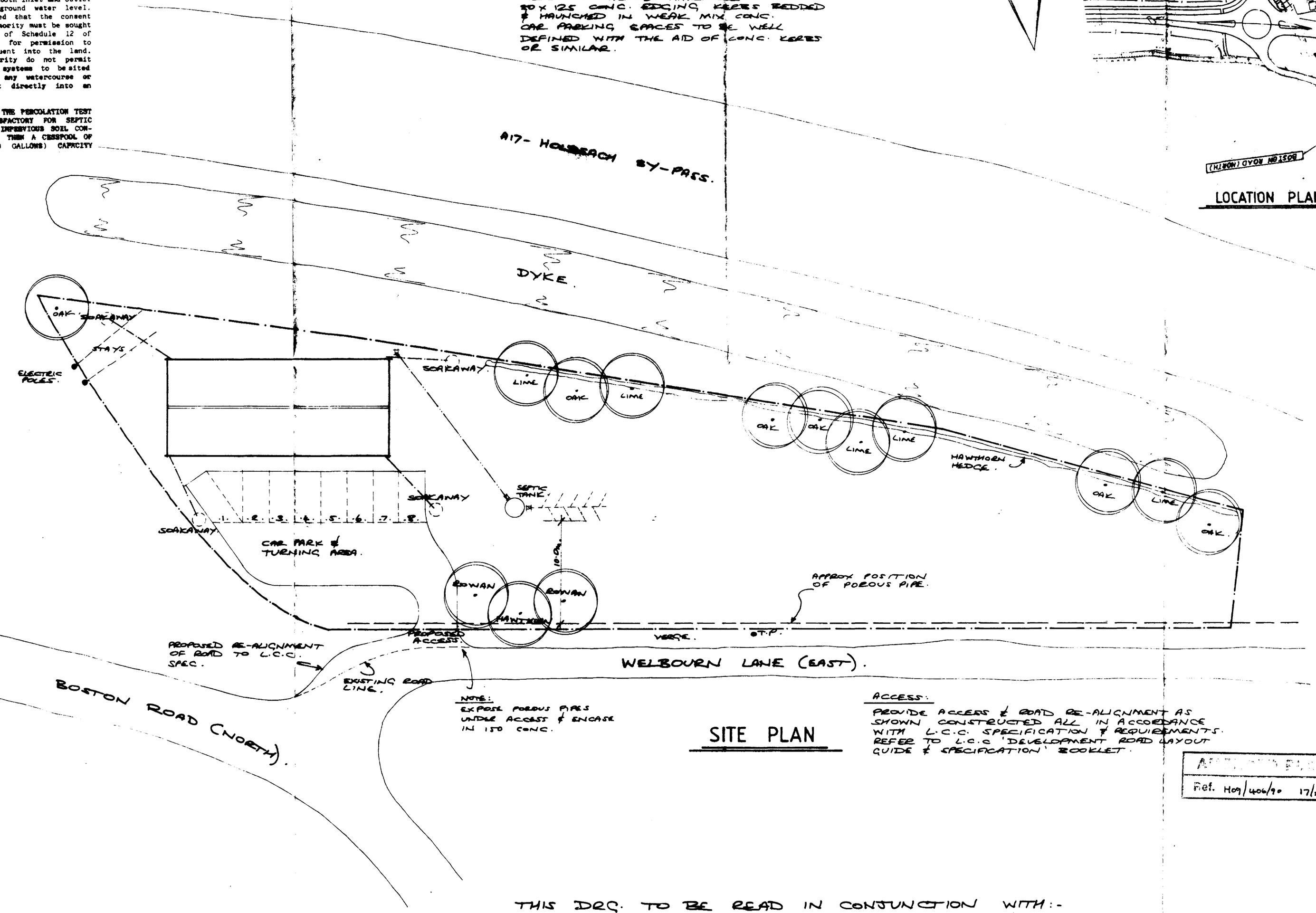



LOCATION PLAN




NOTE:
EXPOSE POROUS PIPES UNDER ACCESS & ENCASE IN 150 CONC.

SITE PLAN

ACCESS:

PROVIDE ACCESS & ROAD RE-ALIGNMENT AS SHOWN CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. SPECIFICATION & REQUIREMENTS. REFER TO L.C.C 'DEVELOPMENT ROAD LAYOUT GUIDE & SPECIFICATION' BOOKLET.

THIS DRG. TO BE READ IN CONJUNCTION WITH:-
771395/5.

E - LANDSCAPING ADDITIONS.
A - SEPTIC TANK ACTS.

Ref. H09/406/90 17/7/90.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
SIKHS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7PB

SITE PLAN

PROPOSED KITCHEN/BEDROOM SHOWROOM & OFFICES AT WELBOURN LANE (EAST), HOLBEACH, FOR HERITAGE KITCHENS.

| | |
|---|---|
| 1:2500<br>1:200 | 771395/4<br>A.S. |
| FEB - 90 | B.GILLHAM-FPB |