SOUTH HOLLAND

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1222/02 Received: 13-FEB-03 Type: FULL

Name: Mr P Coupland
Fen Road
Holbeach
Spalding, Lincs.

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of car showroom and office to flats

Location : 17 Fen Road Holbeach

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 The flats shall be laid out in accordance with details shown on dwg. no. 577-02-04 accompanying the application.

Reason: To safeguard the residential amenity of future occupants of the flats given the site's proximity to a vehicle repair workshop.

Note(s):

The determined plans are:
Dwg. nos. 577-02/01 and 577-02/02 received 11 November 2002.
Dwg. nos. 577-02/03 and 577-02/04 received 13 February 2003.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Sevenoaks

Head of Planning & Development
22 APR 2003

H09/1222/02

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/1222/02 Received: 13-FEB-03 Type: FULL

Name: Mr P Coupland
Fen Road
Holbeach
Spalding, Lincs.

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of car showroom and office to flats

Location : 17 Fen Road Holbeach

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

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 The flats shall be laid out in accordance with details shown on dwg. no. 577-02-04 accompanying the application.

Reason: To safeguard the residential amenity of future occupants of the flats given the site's proximity to a vehicle repair workshop.

Note(s):

The determined plans are:

Head of Planning & Development
15 APR 2003

H09/1222/02

Ref. No. 176/70

HOLLAND COUNTY COUNCIL

Notice of Refusal of Planning Permission

Town and Country Planning Acts, 1962 to 1968

To Mr. P. Coupland,
19, Fen Road, Holbeach.
Spalding.

The Holland County Council as Local Planning Authority HEREBY REFUSE to permit the development proposed in your application dated the 19th day of May, 1970 namely :— Motor vehicle repair workshop at 19, Fen Road, Holbeach.

The reasons for the County Council's decision to refuse permission for the development are :—

It is considered undesirable to permit the establishment of a new business use in an area which is primarily residential in character.

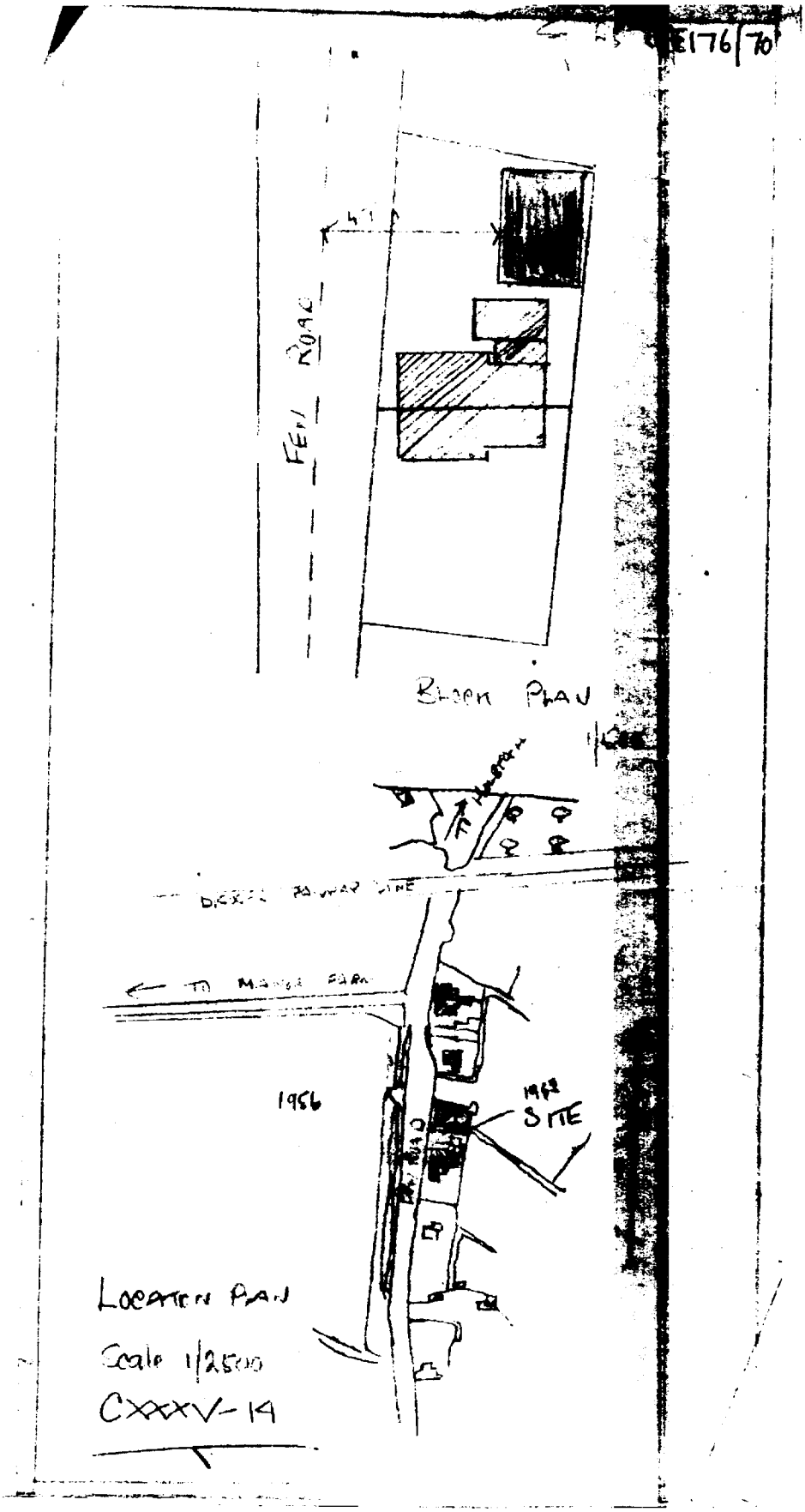
Dated the 11th day of June 19 70.

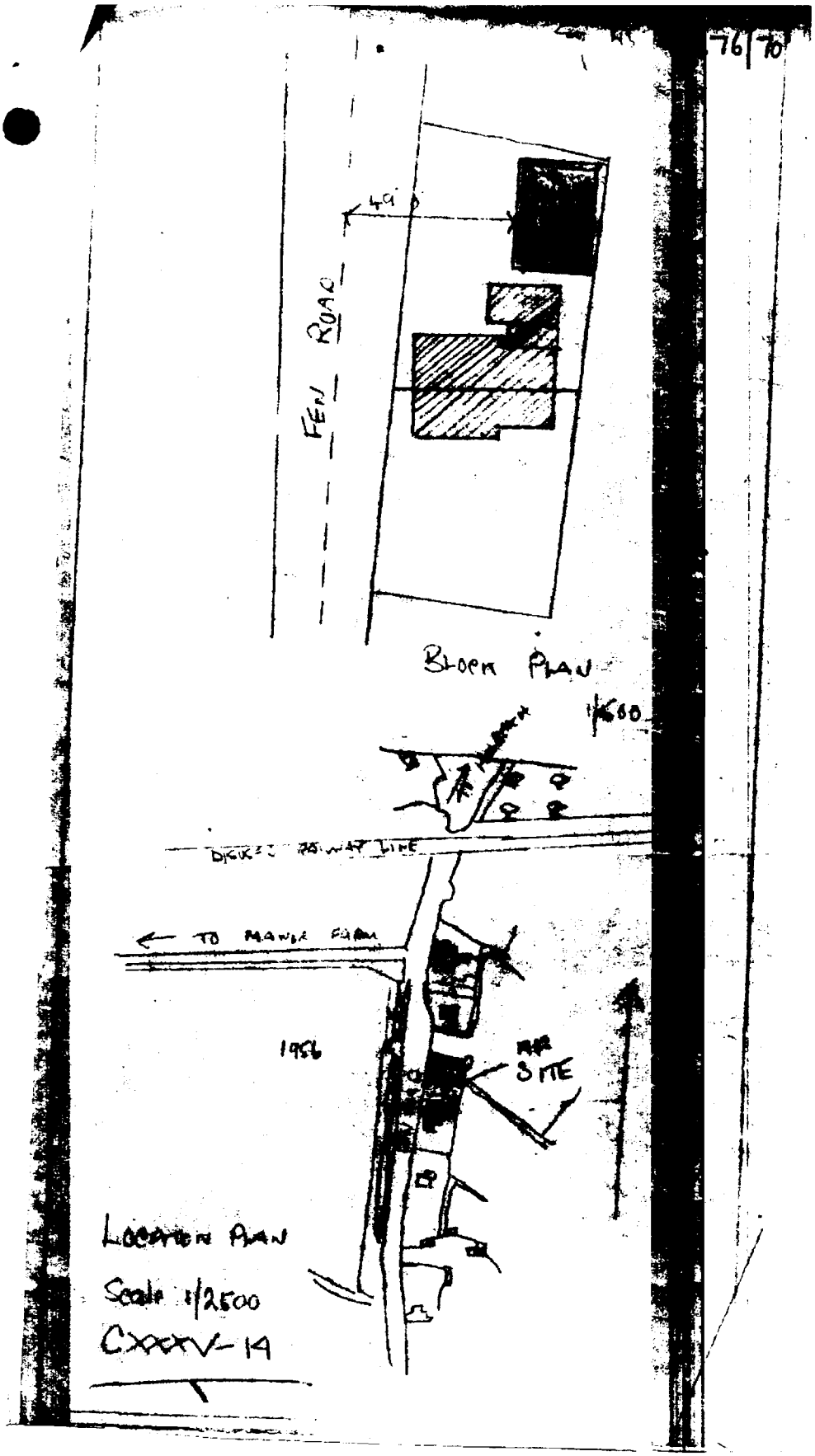
Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
Boston.

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

E176/70


FEN ROAD
BLOCK PLAN
DERBY RAILWAY LINE
TO MARSH FARM
1956
1962 SITE
LOCATION PLAN
Scale 1/2500
CXXXV-19


49'
FEN ROAD
BLOCK PLAN
1/500
DIKE
TO MANOR FARM
1956
SITE
LOCATION PLAN
Scale 1/2500
CXXXV-14

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS 1962 to 1968
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS) REGULATIONS 1968

Ref. No. EH 560/71

To Mr. P. Coupland, P Coupland
19 Fen Road, 19 Fen Rd
Holbeach. Holbeach.

The Holland County Council as Local Planning Authority HEREBY REFUSE to permit the development proposed in your application dated the 14th day of October, 1971 namely:- Motor vehicle repair workshop at 19 Fen Road, Holbeach.

The reasons for the County Council's decision to refuse permission for the development are:-

The proposal involves the development of an area of land sited between two existing dwellings and it is considered that there is no justification therefore for permitting development of this nature on what is a restricted site in a primarily residential location.

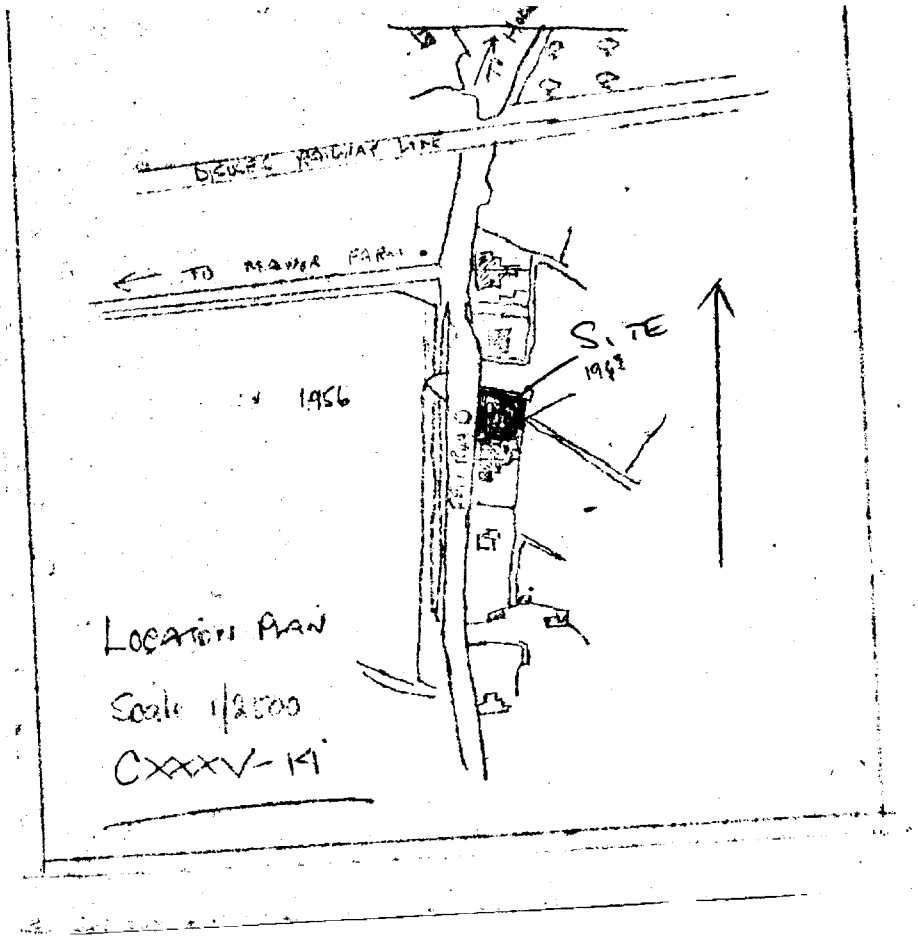
Dated the 4th day of November 1971.

Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
BOSTON.

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM.


DEWEY MOTORWAY LINE
TO MAYOR PARK
SITE
1962
1956
LOCATION PLAN
Scale 1/2500
CXXXV-141

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. S 401/72 will lapse if not exercised by 20th Oct 1972

To Mr P Coupland

19 Fen Road

Holbeach

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 3rd day of July 1972 namely:-

Garage and workshop for car body repairs at Fen Road, Holbeach.

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than **20th October, 1972**

See schedule of attached conditions.

No plans included

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

See schedule of attached reasons.

Dated the 20th day of July 19 72

County Hall,
BOSTON.

Signed [redacted]

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

REF. NO. EE 401/72

SCHEDULE OF CONDITIONS REFERRED TO:

2. That the development be permitted for a period expiring on the 20th July 1975 on the condition that the building shall cease to be used for the purpose hereby permitted at the expiration of this period unless the prior written consent of the local planning authority has been obtained for the continuance of the use.

3. No advertising matter shall be displayed on the premises without the prior written consent of the local planning authority.

4. An adequate paved area shall be provided and maintained within the site for vehicles to wait whilst under repairs.

5. No part of the land forming the forecourt to the proposed building shall be used for the deposit, storage or display of any goods or other materials, including vehicles for sale, except as may be agreed in writing with the local planning authority.

6. No waste materials or other matter shall be disposed of in the dyke at the rear of the proposed building.

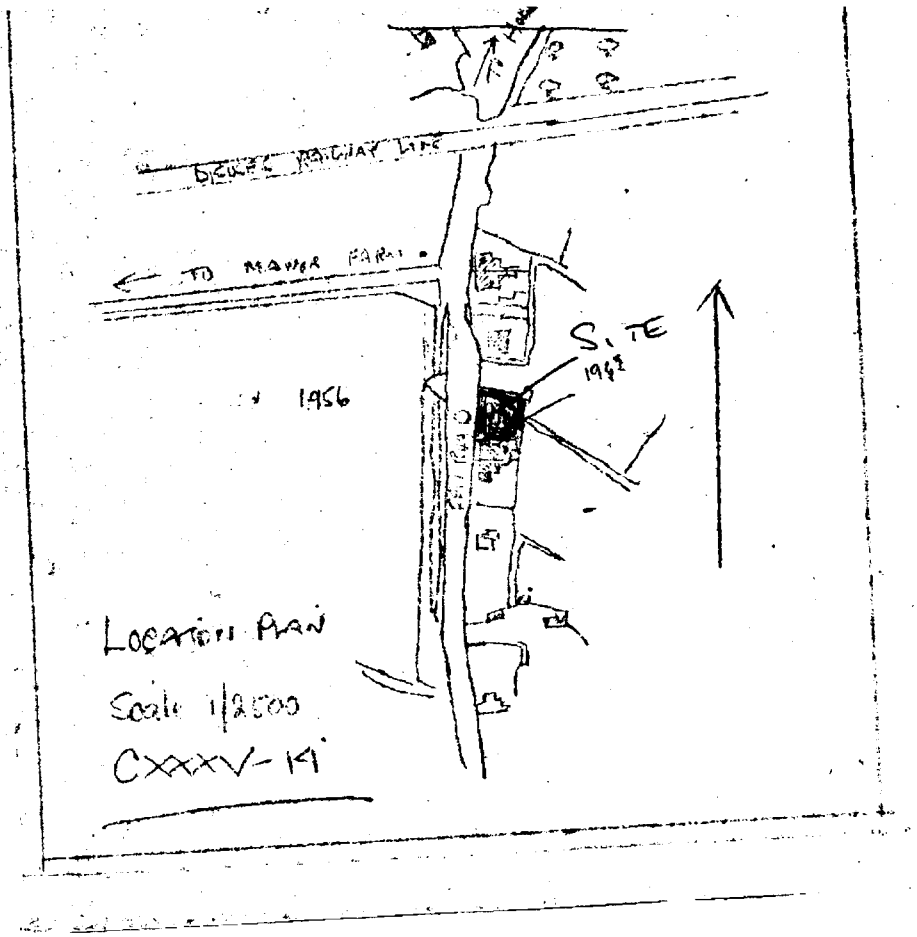
REASONS

2. To assess the effect of the proposed development on nearby residential property.

3 & 5. In the interests of amenity.

4. In the interests of road safety.

5. To meet the requirements of the South Holland Land Drainage Boards.



Location Plan

Scale 1/2500

CXXXV-19

Town and Country Planning Act 1971 Form P3

Refusal of planning permission

Name and address of applicant

Mr. P. Coupland,
17 Fen Road,
Holbeach.

Name and address of agent (if any)

Part I – Particulars of application

Date of application: 11.6.74.

Application no. H9/0313/74

Particulars and location of development:

Conversion of 17 Fen Road, Holbeach into motor car showroom and self-contained flat.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons:

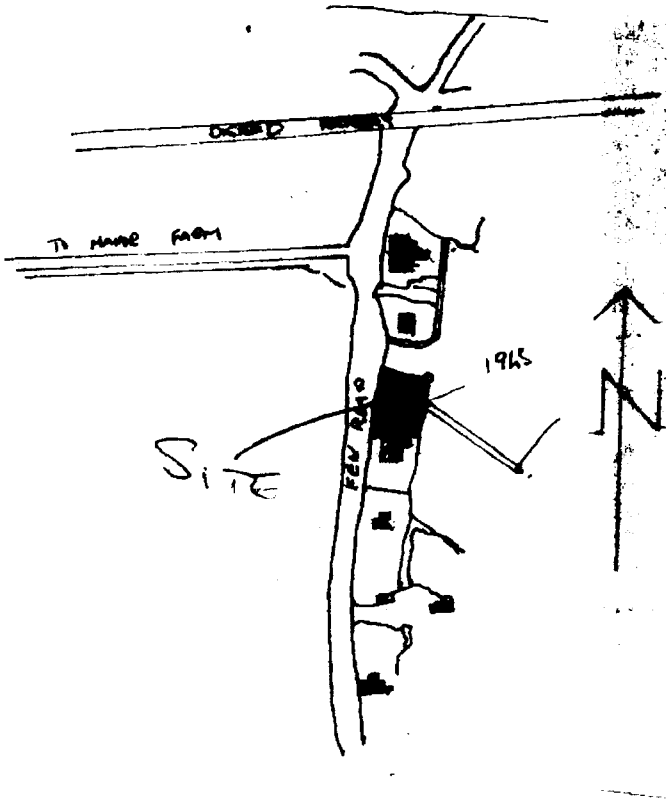
1. In the opinion of the Local Planning Authority the proposal if approved would result in an over-intense use of a restricted site detrimental to the amenities of the adjoining area.

2. Notwithstanding the signified lack of objection by the present occupier of the adjoining property, it is the opinion of the Local Planning Authority that the proposal, if approved, would result in a development detrimental to its residential amenities.

DISTRICT PLANNING OFFICER

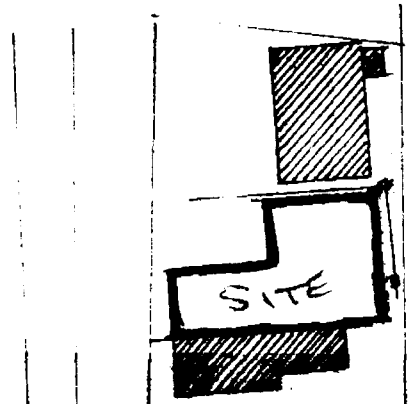
Date 11th September 1974

Council Offices
Priory Road,
Spalding, Lincs.


TO MANOR FARM
1965
N
SITE

LOCATION PLAN SCALE 1/2500

06 LINCS CXXXV-14.



Town and Country Planning Act 1971

Planning permission

Name and address of applicant

Mr. P. Coupland,
17 Fen Road,
Holbeach,
SPALDING,
Lincs.

Name and address of agent (if any)

Part I – Particulars of application

Date of application: 10.06.75

Application no. S 9/0539/75

Particulars and location of development:

Motor car showroom and self-contained flat above, at 17 Fen Road, HOLBEACH.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

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

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

B Smith,

DISTRICT PLANNING OFFICER

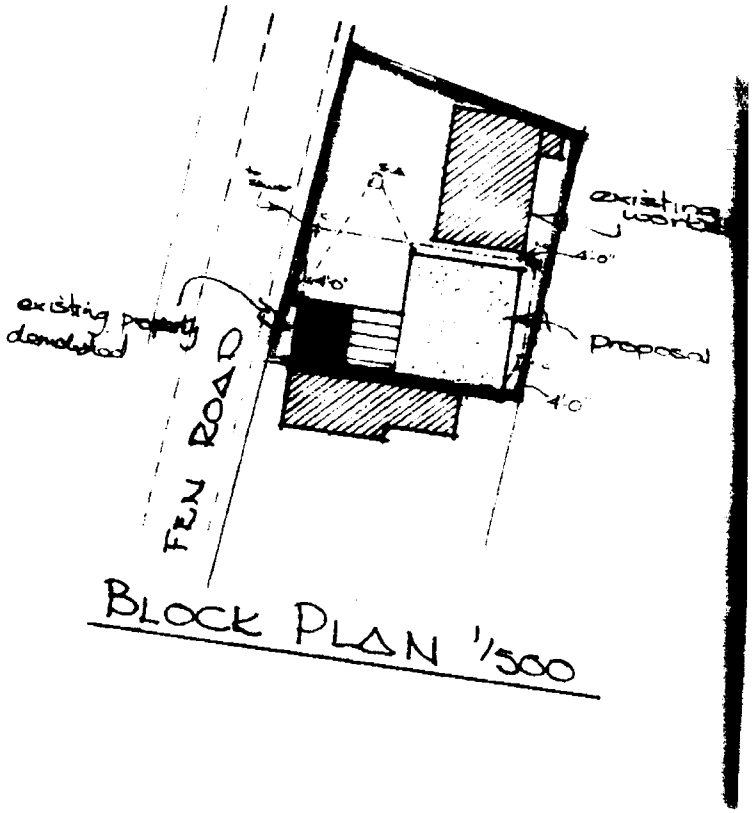
Date 9th July, 1975

Council Offices
Priory Road,
SPALDING.

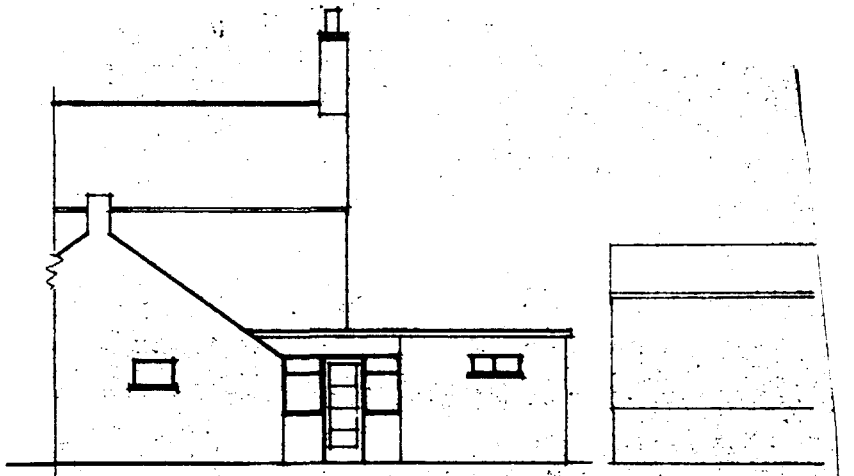
Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

HOLBEACH

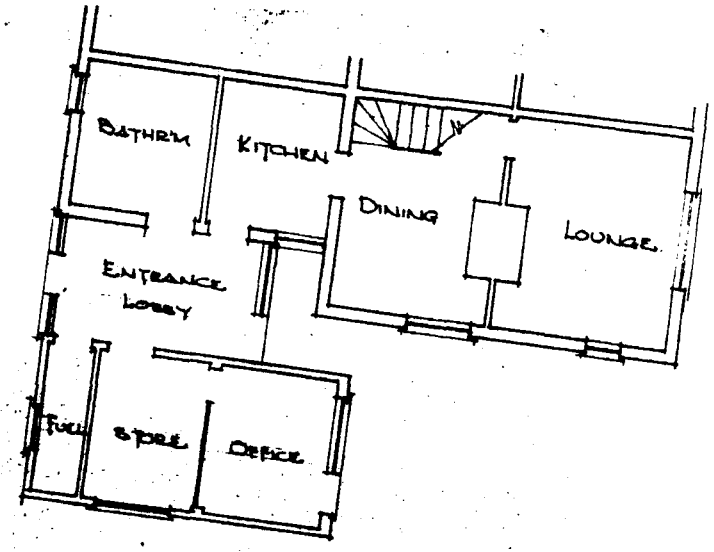
(CXXXV-14)



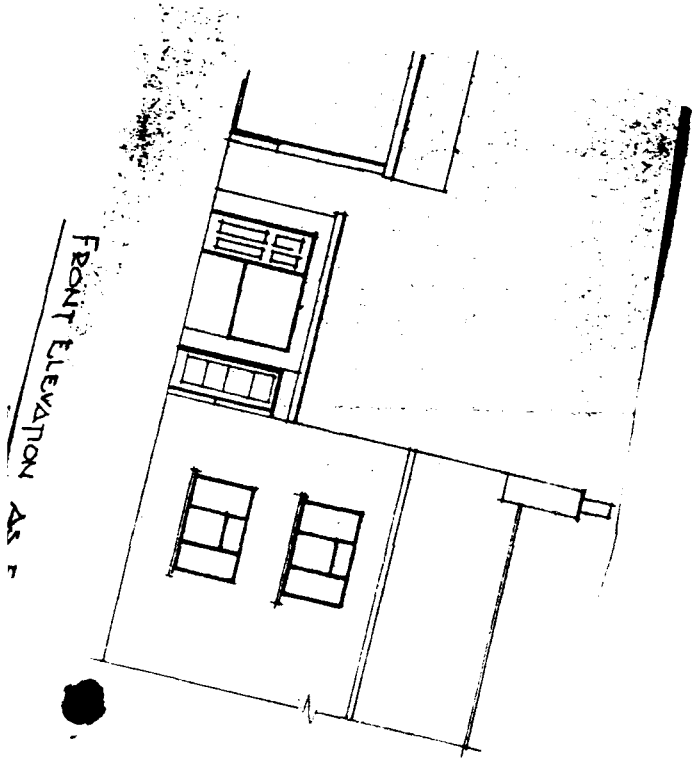
BLOCK PLAN 1/500



REAR ELEVATION AS EXISTING



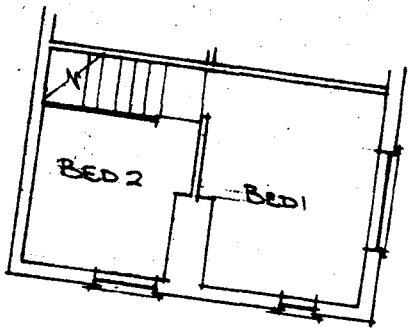
GROUND FLOOR PLAN AS EXISTING



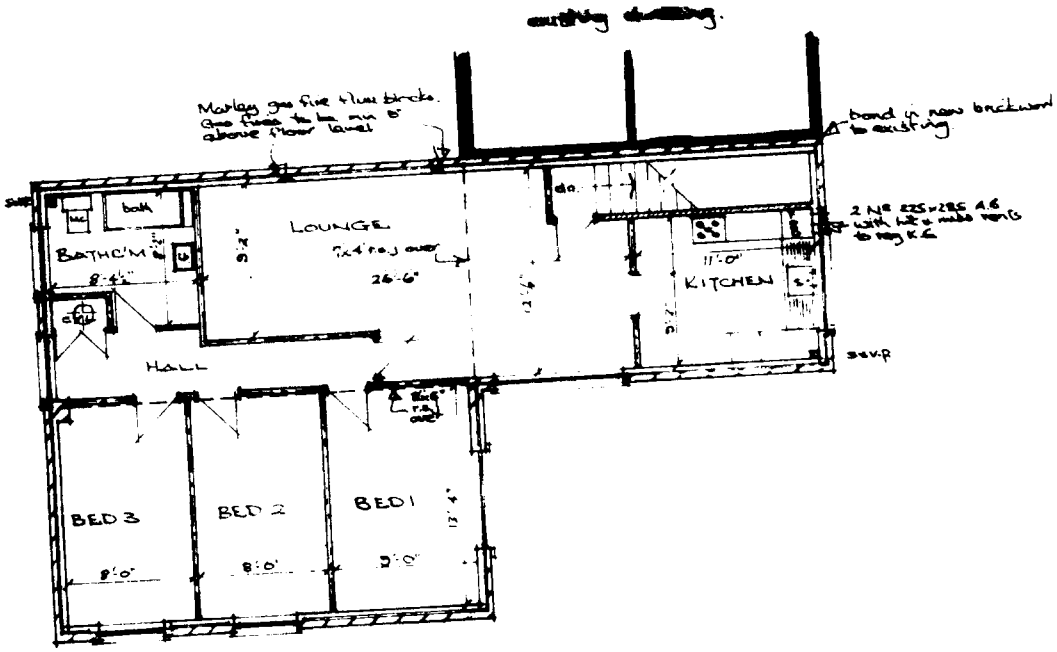
FRONT ELEVATION AS E



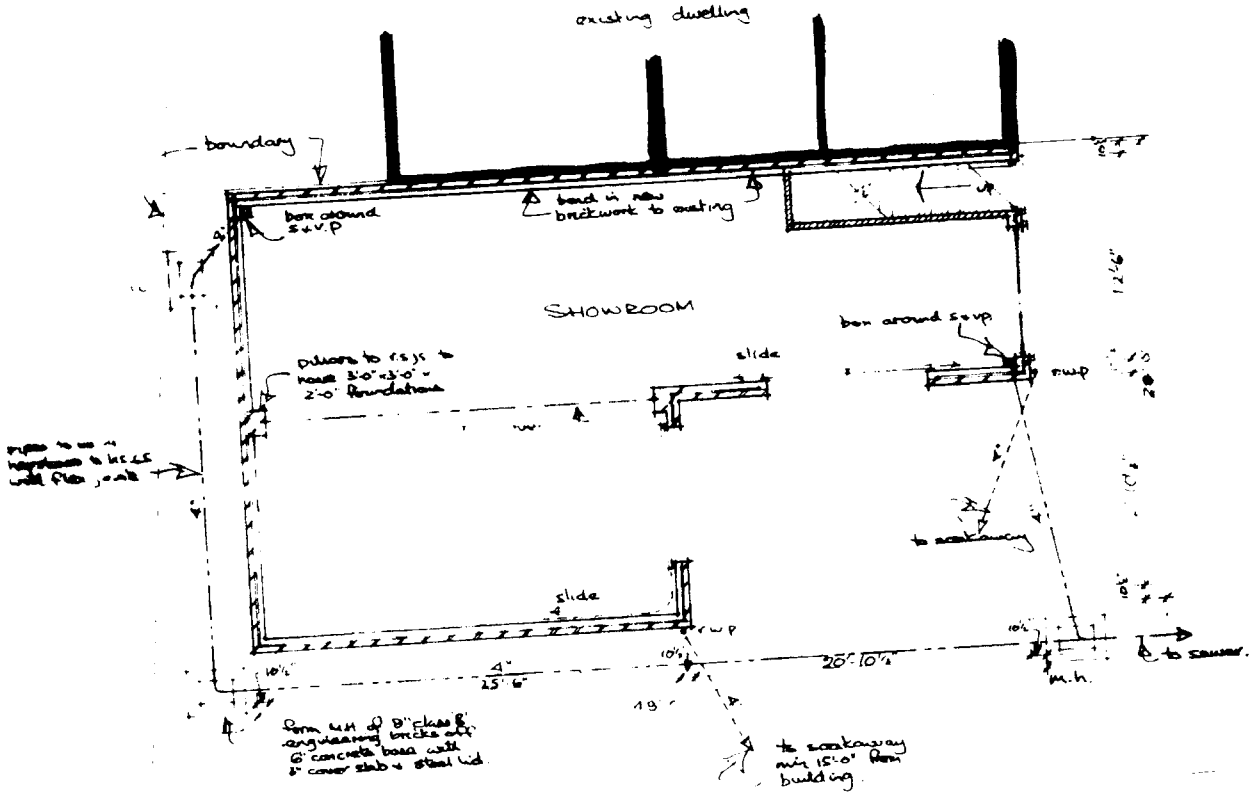
SIDE ELEVATION AS EXISTING



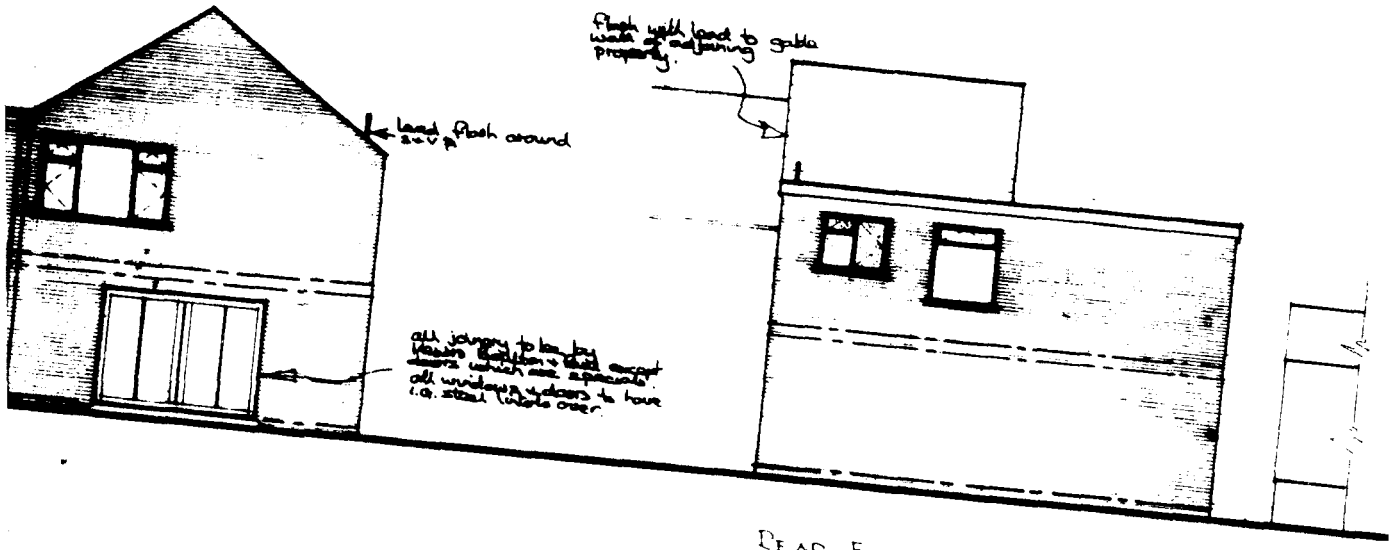
FIRST FLOOR PLAN AS EXISTING



FIRST FLOOR PLAN



GROUND FLOOR PLAN



REAR ELEVATION

stocking tiles on
on 38x19mm battens
10" (100x50) rafters @
" (175x50) collars @
6x3" (150x75) purlins
2x1" (50x25) runners
ceiling joists @ 16" (400mm)
on 3x1 wall plate.
38 nailed plain
(fibreglass insulation on plasterboard + skin
Ø. 110" (175x25)
4" h.r. pvc rainwater

12½mm spot chippings on 3 layers asbestos based roofing felt on 1¼" (25mm) wrapper on 3"-1" (75-25mm) firring pieces on 8x2" (200x50) joists @ 16" (400mm) c/c 7" (150mm) fibreglass insulation over joists 3/8" (10mm) plasterboard + skin 4" (100mm) h.r. PVC gutters on 10x1" (200x25) fascia.

8"x5" r.s.j. over excavated to give ½ hr fire resistance with plasterboard + skin off 12x12" (300x300) concrete padstones 6" thick.

standard timber window with d.p.c to jambs + cill with r.c. steel lintel over.

BEDROOM 2

HALL

LOUNGE

form 4"x2" (100x50) studwork + plasterboard + skin to all internal walls on 1st floor.

7'7"

1" tug boarding on 9x2" (225x50) joists @ 16" c/c insulation + skin. 2" fibreglass over joists

build end of joists into wall.

2 No 8"x6" r.s.j. over excavated with ½" asbestolux to give ½ hr fire resistance off 12x12 padstones 6" thick. r.s.j's. bolted together

SHOWROOM

8'0"

10½" cavity walls 4" facing brick 2½" cavity 4" aircon block

form floor of 4" concrete on 1000g d.p.m on 6" blinded hardcore

bituminous felt d.p.c.

ground level

P foundations

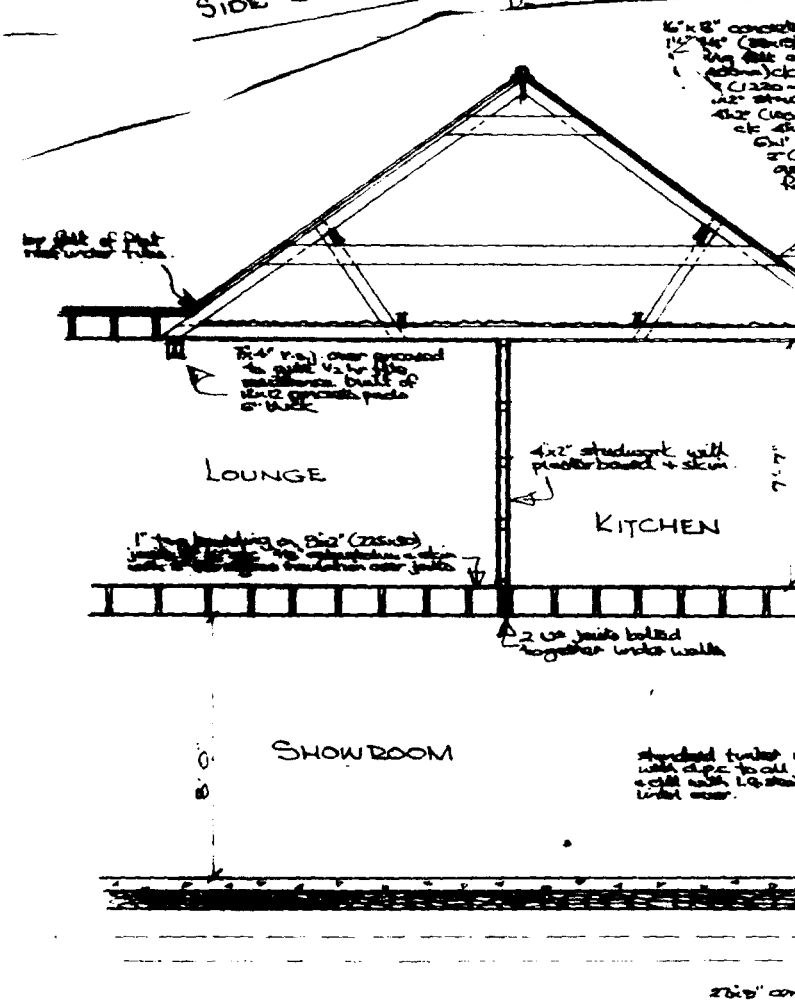
27x15" conc strip foundations

27x15" conc. strip foundation with steel mesh to A142 + 2 No 8" r.s.j. beds all to L.A. requirements.

SECTION B-B



SIDE ELEVATION

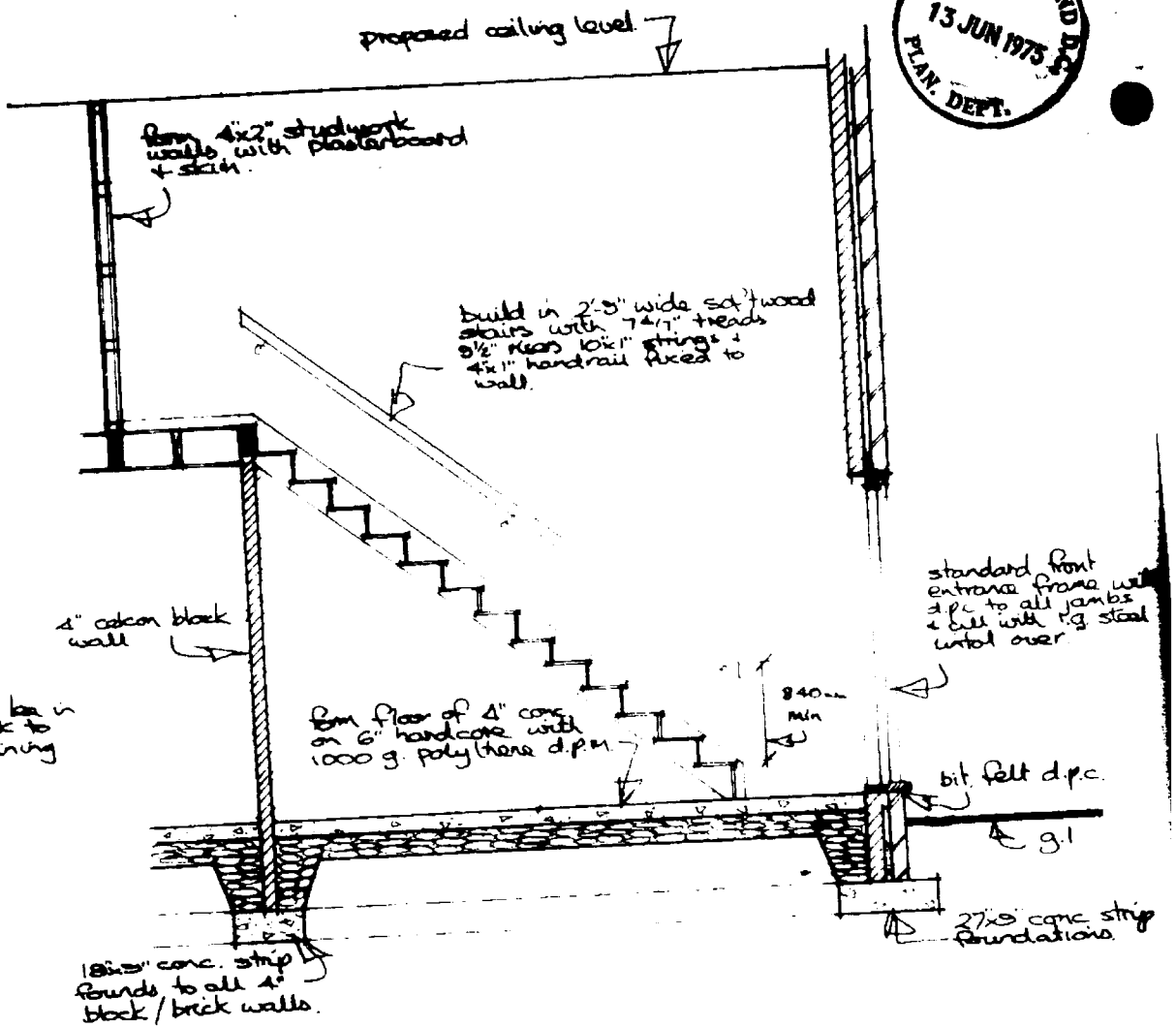


SECTION A-A

13 JUN 1973
PLAN. DEPT.



FRONT ELEVATION



SECTION THRO' STAIRS.

HOLLAND COUNTY COUNCIL

PLANNING DEPARTMENT

K. R. FENNELL, Ph.D., B.Sc. (Est. Man.), F.R.I.C.S., F.R.T.P.I., F.S.A.,
COUNTY PLANNING OFFICER.

[redacted]

SHORT STREET – SPALDING – LINCOLNSHIRE.
Telephone Spalding 2686

APPLICATION PROCESSING AND INFORMATION SHEET

Parish/Grid No. Holbeach 535	348
Application reference No. EE 290/72	
Particulars of development: Outline application. Motor vehicle repair workshop at Fen Road, Holbeach.	Date received 23rd May, 1972
	Expiry of period in which a decision must be given 23rd July, 1972

OUTLINE APPLICATION	~~RESERVED MATTER~~	~~DETAIL APPLICATION~~	Acreage/Sq.ft. Hectare/Sq.m.

CONSULTATIONS			
1.	6.	11.	1 2
2. C.S. Ref insufficient storage for vehicles	7.	12.	3 4
3.	8.	13.	5 6
4.	9.	14.	7 8
5.	10.	Previous planning applications Two Refusals.	9 10
RECOMMENDATION/DECISION Not to be determined.		SEE EE 401/72.	

Conditions/Reasons Submitted ref EE 401/72 following the refusal of earlier applications

The present proposal is the third application by the applicant for planning permission to carry out motor vehicle repairs on this site. The two previous applications were refused planning permission for the following reason:- "The proposal involves the development of an area of land sited between two existing dwellings and it is considered that there is no justification therefore for permitting development of this nature on what is a restricted site in a primarily residential location".

EE.176/70 and EE 360/71

Application submitted by:	On behalf of:
Mr. P. Coupland, 19 Fen Road, HOLBEACH.	

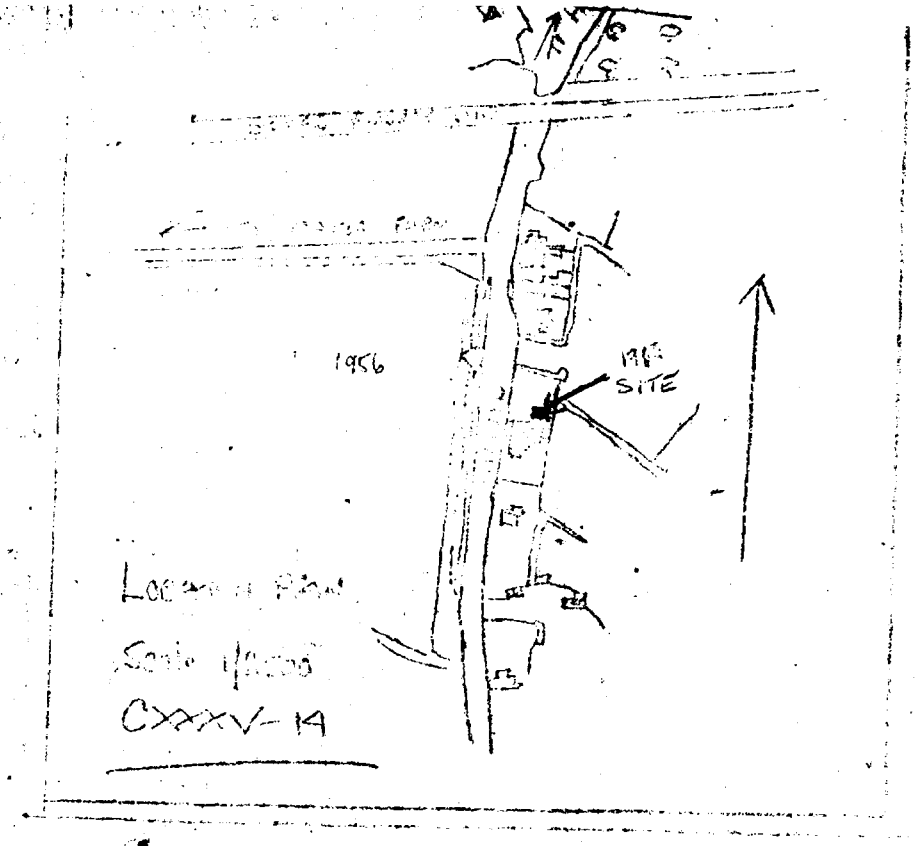
Form CP 2/2

THE 2 BUSINESS'S PLUS MY PROPOSED SITE ARE AS FOLLOWS.

SPALDING ← HIGH ST → GEDNEY

Dress Shop	Barrington Gate	Butchers Shop
Book Shop	↑	Music Shop
Stone Mason		Garage
Iron Mongers		Dress Shop
Turf Accountant	BARRINGTON GATE	Doctors Surgery
Fish Shop		Slaughter House
Secondhand Shop		Post Office
Car Showroom		G. P. O Telephones
Chapel		Music Teacher
Tindall's Mill	Fen Road	Scrap yard
Lefley's Garage		My Proposed Site
Chicken Farm		Garage
Florist		Electricians
		Coal Merchant
		Pig Farm
		Transport Firm

E. E. R. D. C.
RECEIVED
2 MAY 1972
Architect's Dept.


1956
SITE
Location Plan
Scale 1/2000
CXXXV-14

Town and Country Planning Act 1971 Form P2A

Outline planning permission

Name and address of applicant

Pete Coupland Auto's
Fen Road
Holbeach
SPALDING
Lincs.

Name and address of agent (if any)

Hicks Design
36 Market Place
Long Sutton
SPALDING
Lincs.

Part I—Particulars of application

Date of application: 11 12 81

Application no. H 9/1189/81

Particulars and location of development:

Erection of vehicle workshop and paint spraying shop at 17 Fen Road, HOLBEACH.

Part II—Particulars of decision

The South Holland District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 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; or
   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
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:
   (i) 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;
   (ii) The siting and design of any vehicular access to a road;
   (iii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.
3. The detail plans shall include details of the position and design of ducting from the spray shop.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 42 of the Town and Country Planning Act 1971.
2. The application was submitted in outline only.
3. To ensure that the amenities of nearby residential properties are safeguarded.

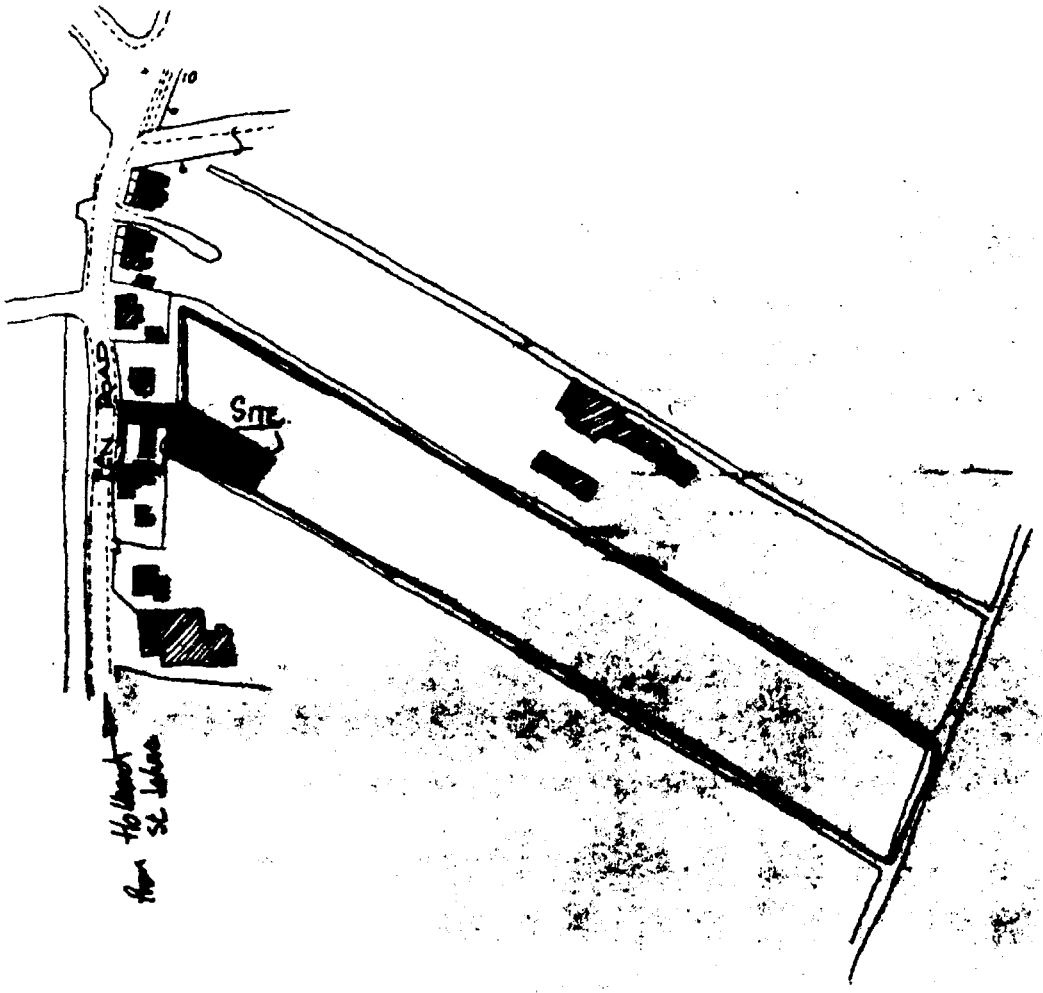
Date 9th February, 1982

B Smith,
DISTRICT PLANNING OFFICER

Council Offices,
12 Market Place
SPALDING, Lincs.

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

HOLBEACH.



LOCATION PLAN 1:2500

H9/1189/81

SOUTH
PL
1
REF. H

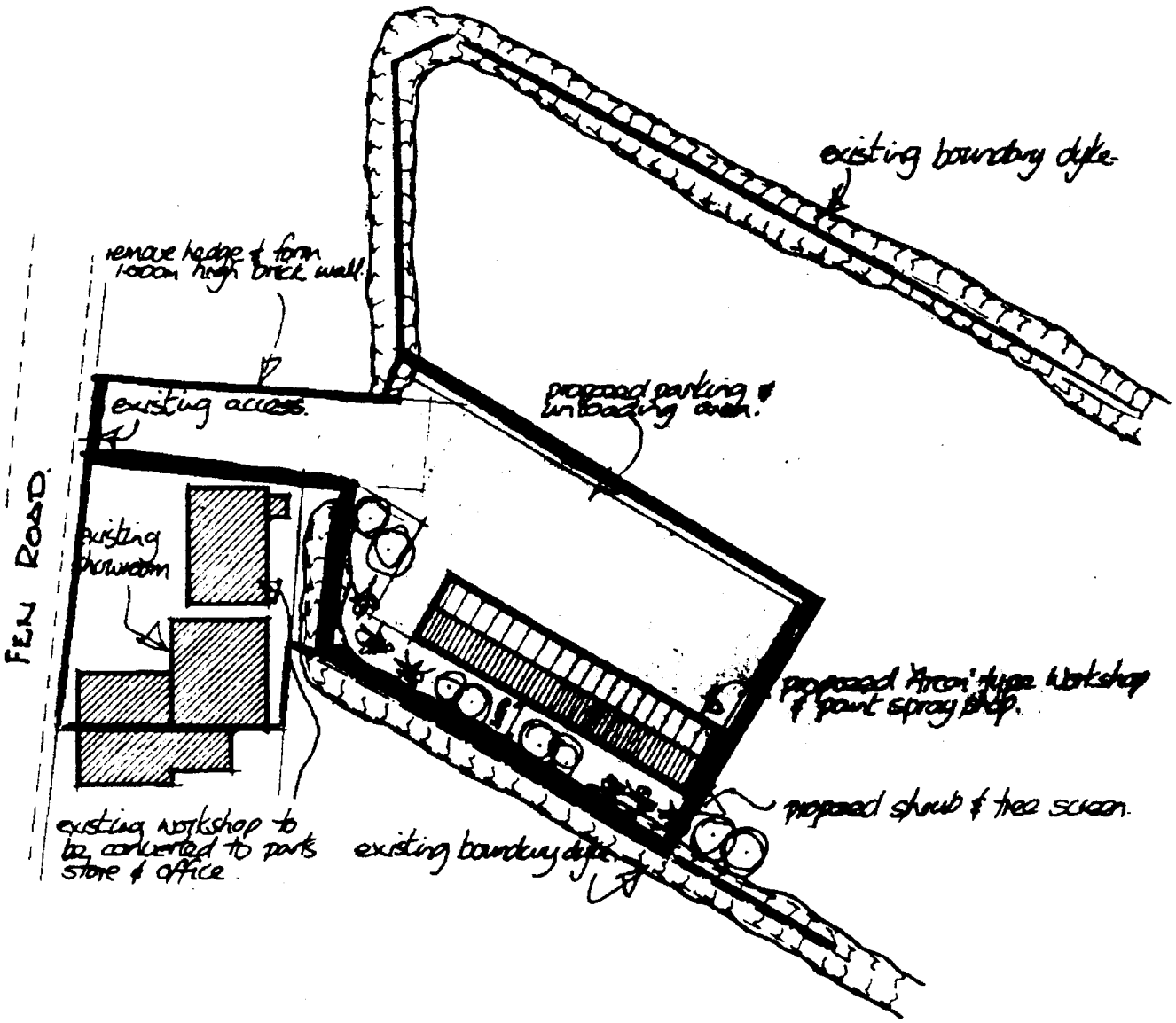
HIC
LONG SI
SPALDIN

project
PROPO
SPRAY
HOLBE

scale
1:
1:

date

H9/1189/81



BLOCK PLAN 1:500

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971

Four completed copies of this form and plans should be sent to the District Council

		For official use only
Application no.	H9/1189/81	
Date received	-2 DEC 1981	
Grid reference	535990 324270	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. **Applicant** (complete details below in block capitals)	**Agent** (if any) to whom correspondence should be sent (complete details below in block capitals)
Name PETE COWLAND AUTO'S	Name Hicks Design
Address FEN RD	Address 36, MARKET PLACE
HOLBEACH, SPALDING	LONG SUTTON, SPALDING
Tel. No.	Tel. No. 362989

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known) 17, FEN RD, HOLBEACH

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used ERECTION OF VEHICLE WORKSHOP & PAINT SPRAYING SHOP

(d) State whether applicant owns or controls any adjoining land and, if so, give its location yes

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:–

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	Yes	1 siting ✓ 4 means of access ✓ 2 design 5 landscaping 3 external appearance
(b) Full planning permission	No	
(c) Approval of reserved matters following the grant of outline permission	No	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land: GRASSLAND

(ii) If vacant, the last previous use including the date when the use was discontinued: /

5. Additional Information

(a) State whether the proposal involves:–

		State Yes or No
(i) Construction of a new access to a highway	vehicular	No
	pedestrian	No
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		No

(b) State whether the proposal involves:–

(i) New building(s): Yes

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats: –

(ii) Alteration or extension: No

(iii) Change of use: No

(c) Size of any new structure:–

(a) height: 3.050 m

(b) length: 84.380 m

(c) width: 6.400 m

(d) Type and colour of materials for facing external walls: ASBESTOS WALLS

(e) Type and colour of roofing materials: ROOF

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? SEE PLAN

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? Yes — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? No — If yes, give brief details on page 4

(i) Does the proposal affect a listed building? No

(j) Does the proposed development involve the felling of any trees? No — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? N/A
(ii) How will foul sewage be dealt with? — Continue on page 4 if necessary

(l) Does the proposal affect a land drain? No — If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

4 Copies of AH/804/181

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

H9/1189/81 (Outline)

Erection of vehicle workshop and paint spraying shop at 17 Fen Road, Holbeach.

App: Pete Coupland Autos
Agent: Hicks Design

9/2/82

OBSERVATIONS RECEIVED

Parish Council: Supported

County Highways: Directs conditions

En Health: Have advised as follows: "The building is to be subdivided as shown on the amended enclosed plan with the workshop being nearest Fen Road and the spray booth sited at the far end of the building. Fume ducts should be sited in the end wall of the spray bay facing open country. The ducting from the spray bay should be diverted to ground level and made to impinge on a water bath. The compressor is to be housed in the body shop. Openings should not be sited in walls alongside areas where noisy machinery is to be operated, - Mr Coupland has agreed to all these observations. With good site management I can foresee no problems on this site providing the comments in the aforementioned paragraph are adhered to. Should permission be granted I will write to Mr Coupland pointing out my observations with a view to having them incorporated into any plans deposited (under the Building Regulations)".

Residents: No replies.

CONCLUSIONS

1. The proposal is in outline only, but includes details of the access and siting of the proposed new building.
2. The proposal is to erect a new vehicle repair workshop and paint spray shop at the rear of the applicants existing workshop and spray shop on Fen Road.
3. The land is at present a paddock.
4. The environmental Health Dept foresee no problems provided certain recommendations on siting of fan ducts etc are met. These can be incorporated at the detailed stage.

PLANNING OFFICER'S RECOMMENDATION

That permission be granted on the following conditions:

1. SC 8
2. The detail plans shall include details of the position and design of ducting from the spray shop.

Reasons:

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1. STANDARD
2. TO ENSURE THAT THE AMENITIES OF NEARBY RESIDENTIAL PROPERTIES ARE SAFEGUARDED.

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

APPLICATION NO: H9/0405/82 7 8 DATE RECEIVED: 13/05/82

APPLICANT: P Coupland Esq
17 Fen Road
Holbeach
SPALDING
Lincs

AGENT: Hicks Design
36 Market Place
Long Sutton
SPALDING
Lincs

TYPE: Outline GRID REF: 536030 324250

DESCRIPTION: Erection of bungalow and garage

LOCATION: Fen Road, Holbeach

The South Holland District Council hereby give notice that **Outline Planning Permission has been granted** for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions(s):

1. Application for approval of reserved matters must be made not later than the expiration of 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; or
   (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 42 of the Town and Country Planning Act 1971.

2 The occupation of the dwelling shall be limited to a person owning or employed with the car repair spraying and sales business on the Fen Road frontage, and the dependants of such a person.

Reason: (a) The siting and access to the bungalow makes it environmentally unsuitable for occupation by a person unconnected with the adjoining business.
(b) The site is outside the IBD for Holbeach in an area where normally new residential development is only permitted in cases of agricultural or other local need specifically related to the site.

Cont/

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 3272

H9/0405/82

3 The following matters are reserved for subsequent approval by the local planning authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

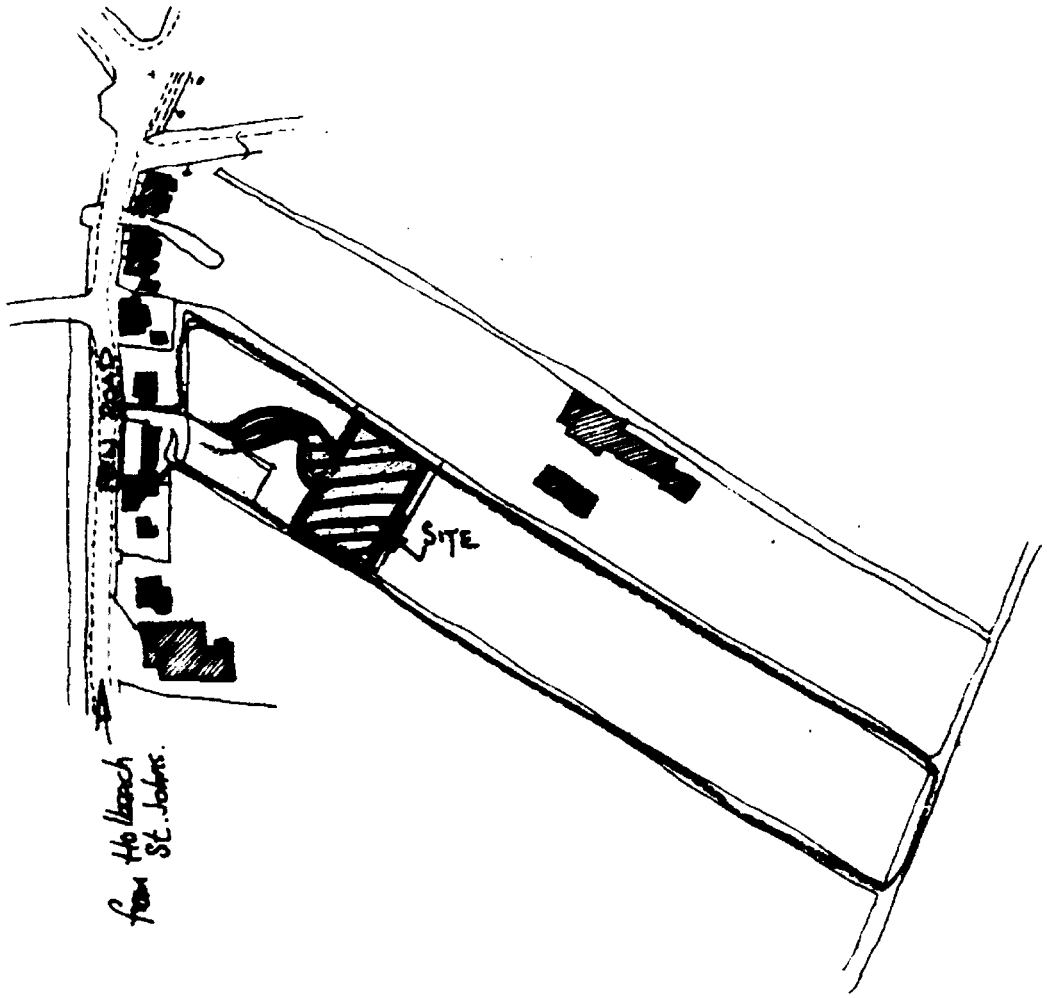
B Smith,

DISTRICT PLANNING OFFICER

27th July 1982

H9/405/82

HOLBEACH



LOCATION PLAN 1:2500

HYCK
56 MARKE
LONG SUT
SPALDING

project
PROPOSI
AT FEN
FOR P.

scale
1 & 5c
1 :

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MATTERS

APPLICATION NO: H9/0406/82 7 8 DATE RECEIVED: 13/05/82

APPLICANT:	P Coupland Esq 17 Fen Road Holbeach SPALDING Lincs	AGENT:	Hicks Design 36 Market Place Long Sutton SPALDING Lincs

TYPE: RM GRID REF: 535980 324250

DESCRIPTION: Erection of workshop, spray shop and body shop

LOCATION: Rear of 17 Fen Road, Holbeach

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

- NOTES TO APPLICANTS

This approval is granted in accordance with the application submitted as revised by the amended plan received by the local planning authority on 12th July 1982.

B. Smith

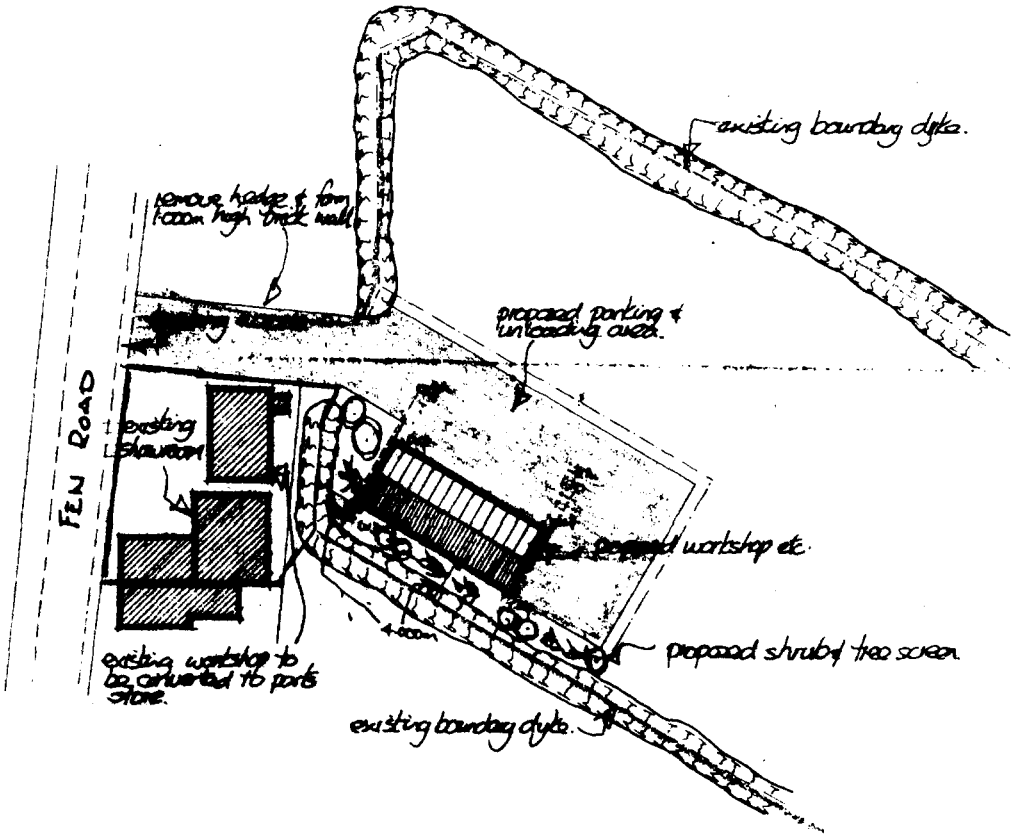
District Planning Officer

9th August 1982

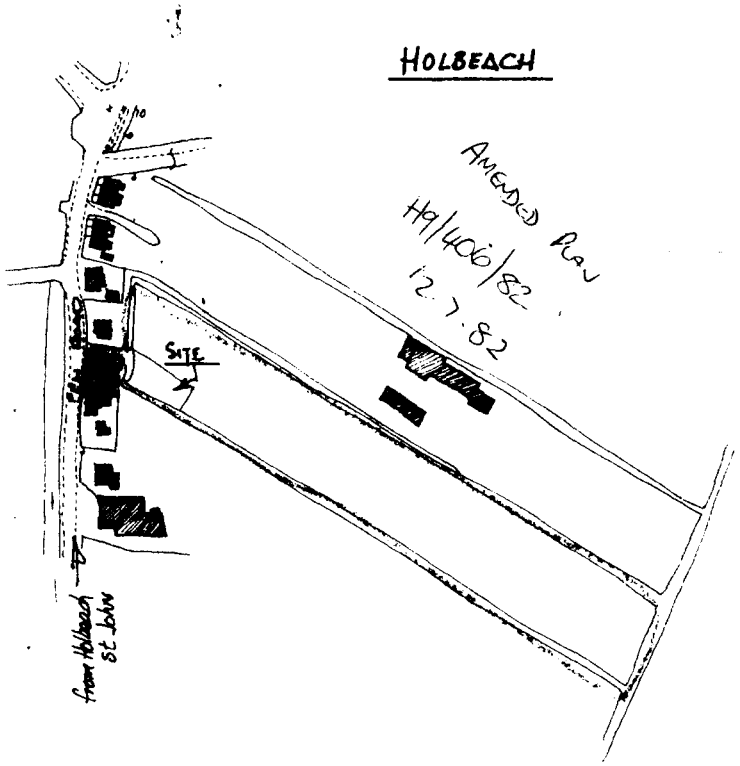
IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

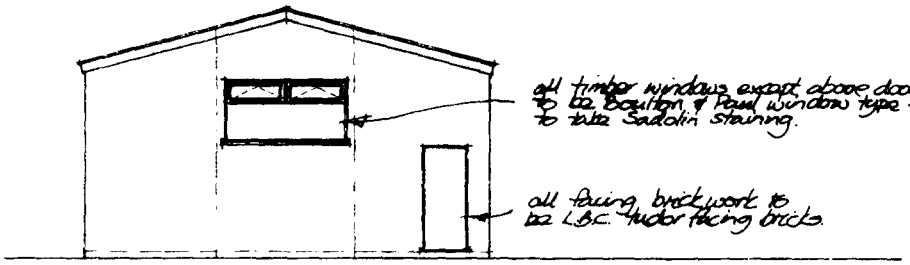
B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 3272



BLOCK PLAN 1:500

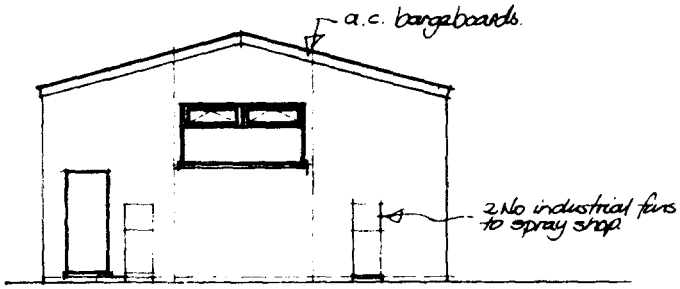


LOCATION PLAN 1:2500

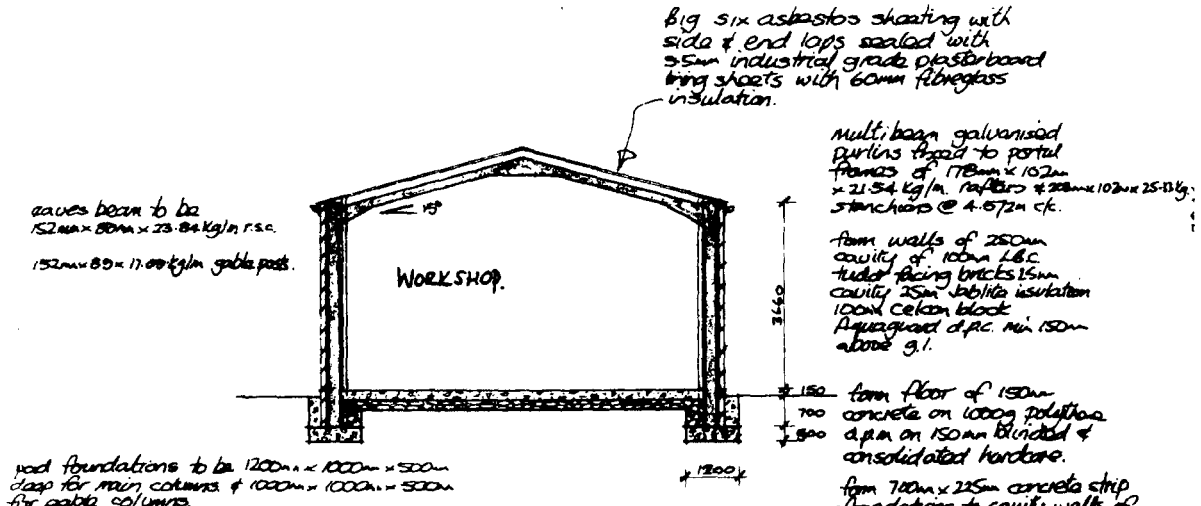


NORTH WEST ELEVATION

AMENDED PLAN
H9/406/82
12.7.82

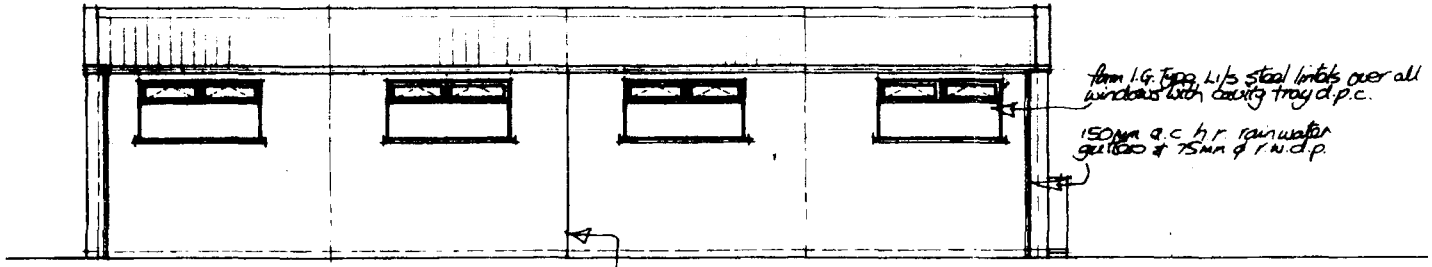


SOUTH EAST ELEVATION



SECTION THRO'

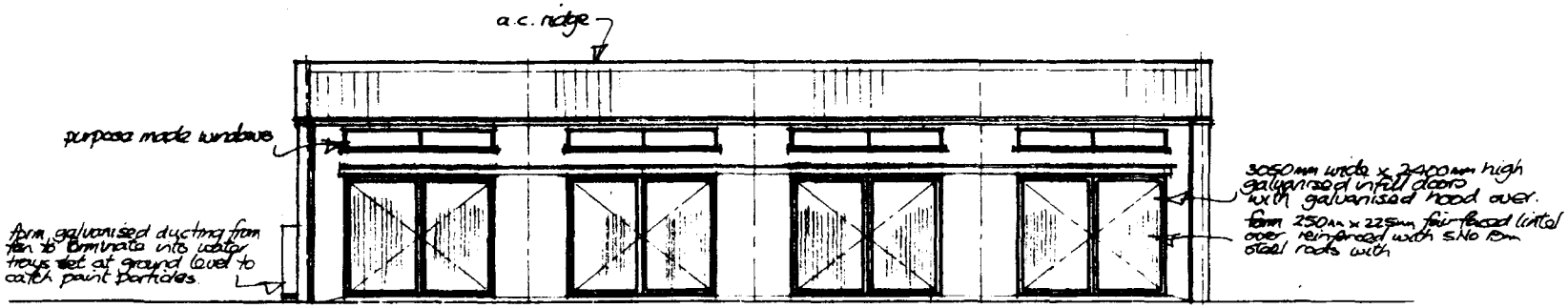
AMENDED PLAN
H9/406/82
12.7.82



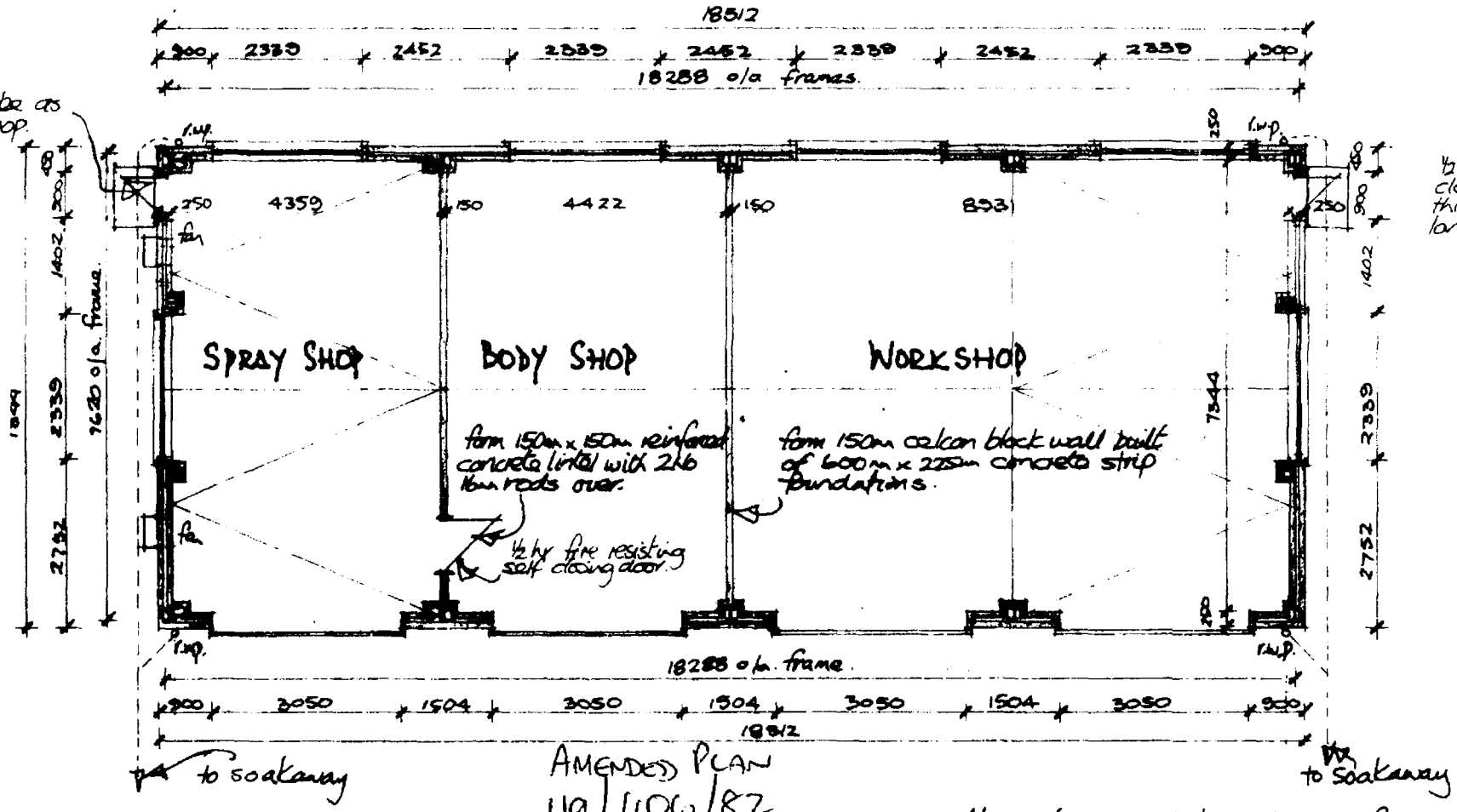
SOUTH WEST ELEVATION.

AMENDED PLAN
H9/406/82
12.7.82

H9/406/82



NORTH EAST ELEVATION



½ hr fire resisting self closing door with 100mm thick 900mm x 900mm concrete landing area to door

AMENDED PLAN
H9/406/82
12.7.90

all soakaways to be min 4.6m from building. Surface water pipes to be 100mm ø Hepsleve.

FLOOR PLAN.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H9/0533/83 14 8 DATE RECEIVED: 29/06/83

APPLICANT: P Coupland
17 Fen Road
Holbeach
SPALDING
Lincs

AGENT: Brian Gilham
Building Design Service
Delham
Seagate Road Long Sutton
SPALDING Lincs

TYPE: Full GRID REF: 535950 324260

DESCRIPTION: Erection of car showroom and store

LOCATION: 17 Fen Road, Holbeach

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

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 41 of the Town and Country Planning Act 1971.

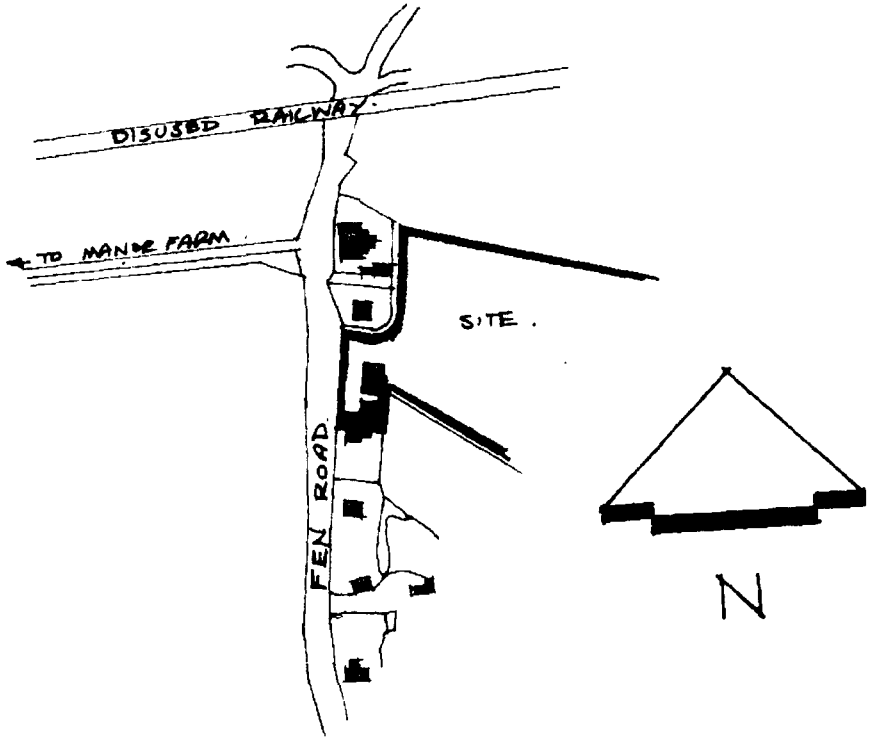
B. Smith

District Planning Officer
21st July 1983

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

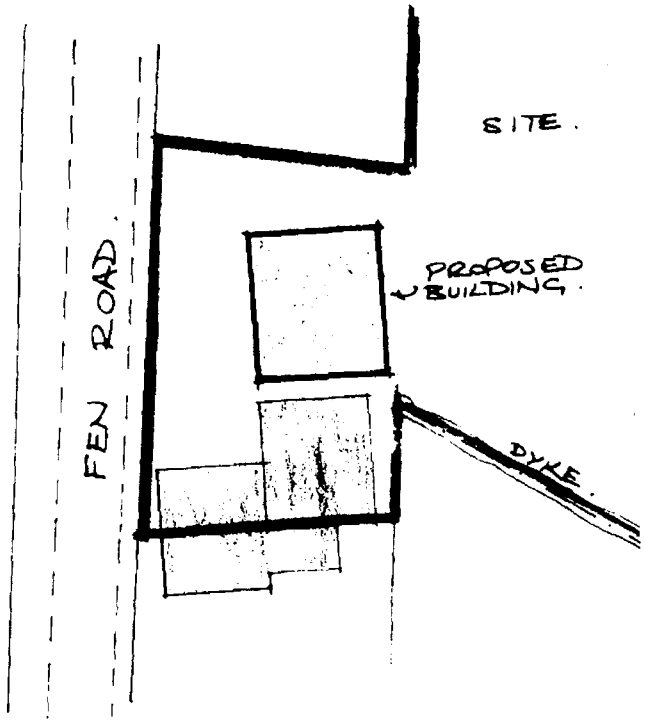
SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 3272



LOCATION PLAN

SCALE - 1:2500



BLOCK PLAN

SCALE - 1:500

TOWN AND COUNTRY PLANNING ACT 1971

APPLICATION NO: H9/0191/86 10 H DATE RECEIVED: 03/03/86

APPLICANT: Mr P. Coupland
Fenr Road
Holbeach
Nr SPALDING
Lincs

AGENT: East Midlands Design Assoc
73 Pilgrims Way
SPALDING
Lincs

TYPE: Full GRID REF: 535910 324270

DESCRIPTION: 4 Bed House and Garage

LOCATION: Fen Road, Holbeach

The South Holland District Council hereby give notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 Before the vehicular access is commenced to be used, the access and turning facility shall be provided on site in accordance with the drawing 762-03 dated 3rd March 1986.

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.

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

Reason: In the interests of visual amenity.

4 A fence 2m high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the southern boundary of the site before the building hereby permitted is brought into use.

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

Cont/

IMPORTANT NOTE
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If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

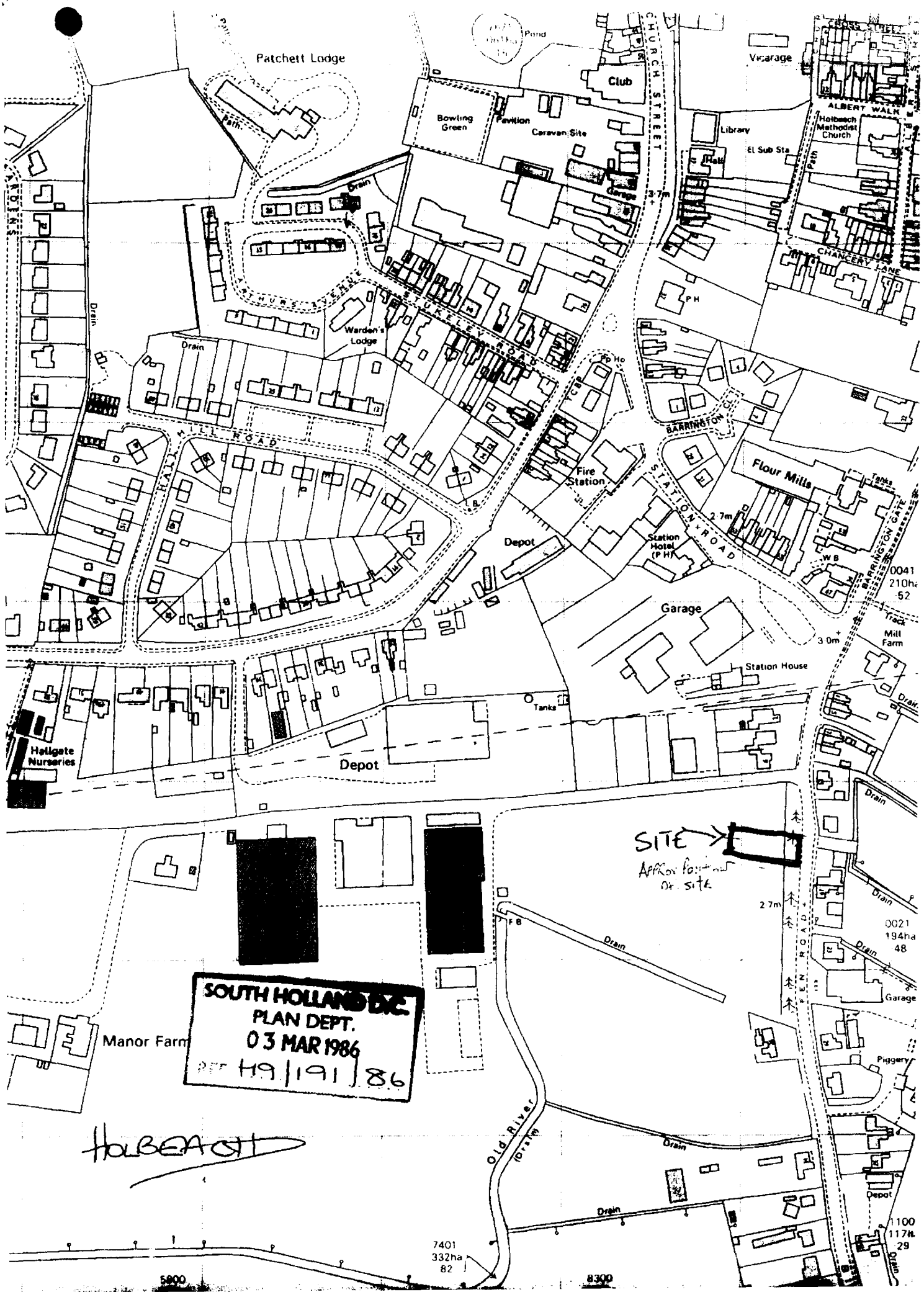
B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

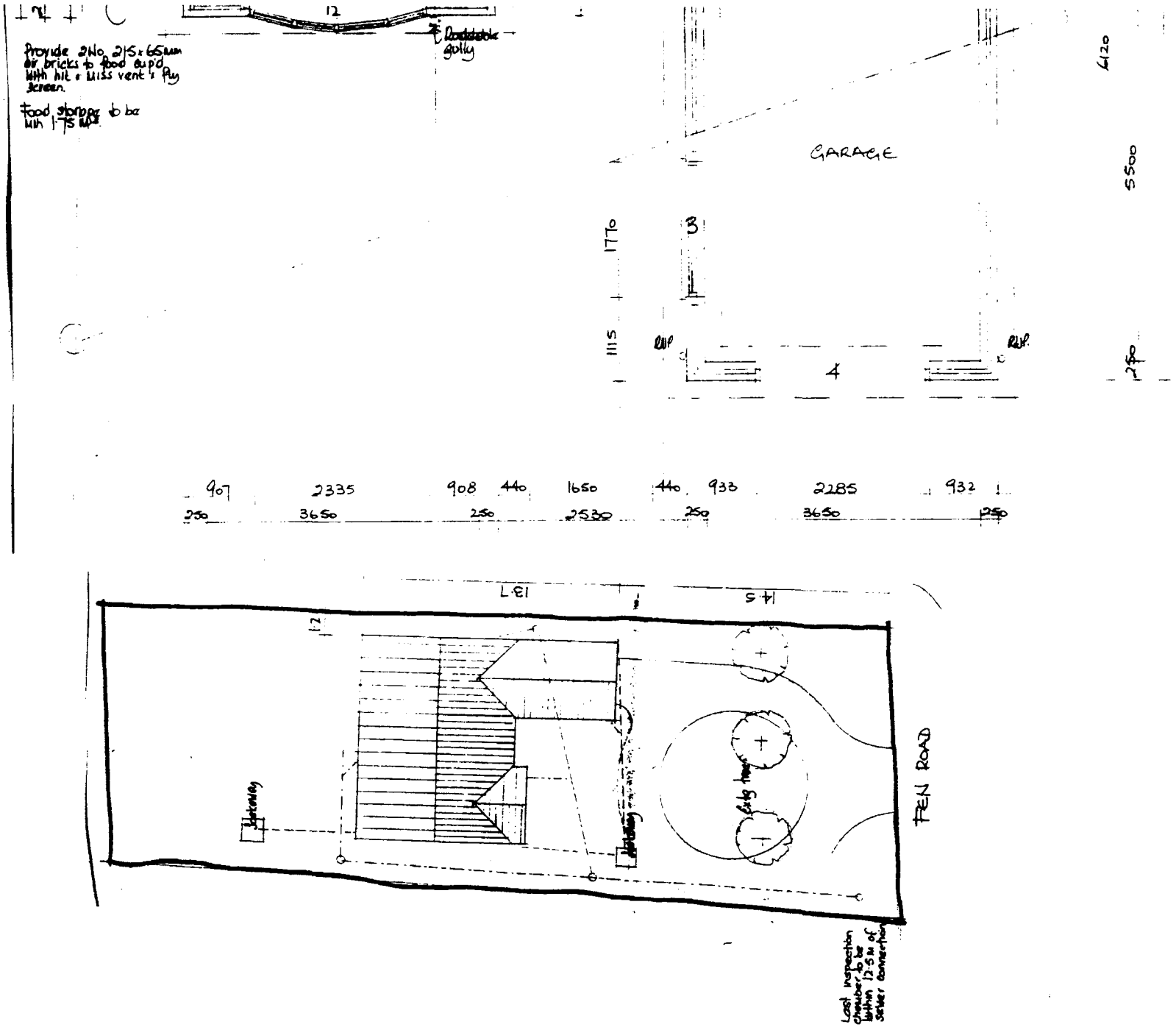
H9/0191/86

5 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

District Planning Officer
10th April 1986


Patchett Lodge
Pond
Club
Vicarage
Bowling Green
Pavilion
Caravan Site
Library
Hall
El Sub Sta
Holbeach Methodist Church
ALBERT WALK
CHURCH STREET
Drain
Garage
ARTHURS AVENUE
STUKELEY ROAD
Warden's Lodge
CHANCERY LANE
PH
Drain
HALL HILL ROAD
BARRINGTON CL
Fire Station
Flour Mills
Tanks
STATION ROAD
Depot
Station Hotel (P H)
WB
BARRINGTON GATE
0041
210ha
52
Garage
Track
Mill Farm
Station House
Tanks
Holigate Nurseries
Depot
SITE
Approx position of site
Drain
FB
Manor Farm
SOUTH HOLLAND D.C.
PLAN DEPT.
03 MAR 1986
REF H9/191/86
HOLBEACH
FEN ROAD
Old River Drain
Garage
Piggery
Depot
7401
332ha
82
5900
8300
1100
117ha
29


Provide 2No. 215x65mm air bricks to flood gulp. with hit & miss vents fly screen.
flood stopper to be
12
Roddable gully
GARAGE
4120
5500
1770
1115
250
3
4
907
2335
908
440
1650
440
933
2285
932
250
3650
250
2530
250
3650
250
13.7
14.5
12
Gateway
Gateway
Big tree
TREN ROAD
Last inspection chamber to be within 12.5m of sewer connection