SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

# Outline Planning Permission

Reference: H14/0165/94 Received:14-FEB-94 Type:OUTLINE

Name: Mr Alan Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages
Location : 40 Knight Street Pinchbeck
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

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

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

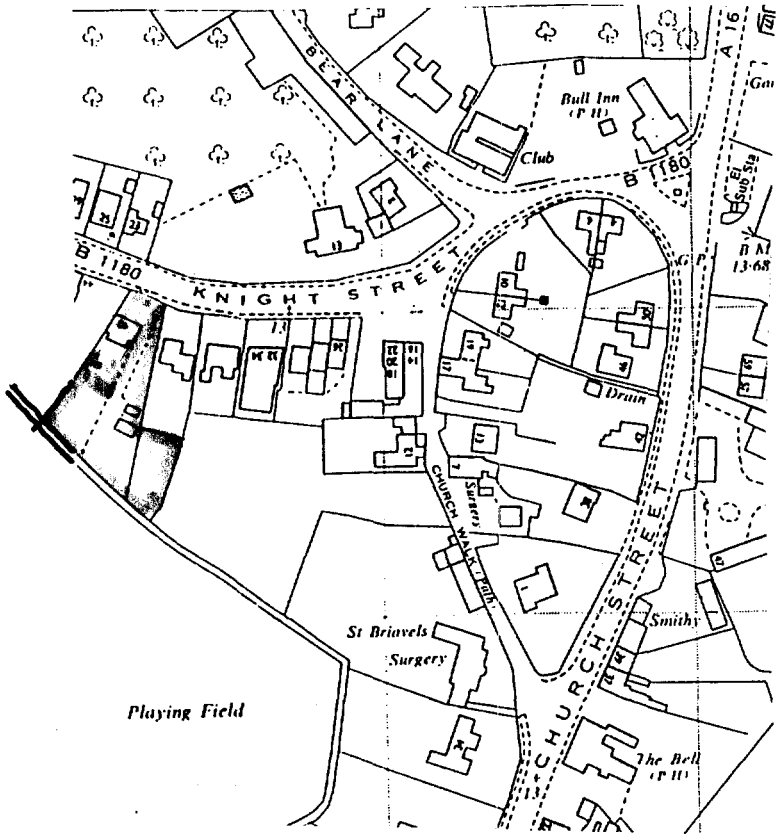
The turning spaces shown on the sketch are insufficient in size for vehicles to manoeuvre satisfactorily.

Director of Planning and Building Control Services
31-MAR-94 H14/0165/94

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)




. LOCATION PLAN .

SCALE. 1 : 2500.

CROWN COPYRIGHT. R.N. Cowlin

RE-DEVELOPMENT OF COAL MERCHANTS YARD TO PROVIDE 2 NO BUILDING PLOTS FOR BUNGALOWS WITH BEHIND NO. 40. KNIGHT STREET. PINCHBECK.

FOR. MR. ALAN HANSARD.

DRAWING NO. 9342/1. SCALE 1:500.

R.N. COWLING M.R.I.A.T. ARCHITECTURAL CONSULTANT. 22. OAKLEY

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H14/0165/94

Date Registered 14 FEB 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR. ALAN HANSARD.
40. KNIGHT STREET.
PINCHBECK.
SPALDING. LINCS.

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

R.N. COWLING. MBIAT.
22. OAKLEY DRIVE
SPALDING. LINCS.. PE11-2BN

Tel. No. (0775) 723836.

(Personal contact name) AS ABOVE.

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

40. KNIGHT STREET. PINCHBECK. SPALDING. LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

PROPOSED RE-DEVELOPMENT OF EXISTING COAL MERCHANT'S YARD TO PROVIDE 2 NO. BUILDING PLOTS FOR BUNGALOWS + GARAGES.

Please complete

Signed. R.N. Cow

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £250.... If you consider no fee is payable include a written explanation instead.

Date 14 FEB 1994.... Previous application No.

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

2. **TYPE OF APPLICATION**

| | (✓) | |
|---|---|---|
| This is a **full** application for change of use and/or new building works | | ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates |
| or This is an **outline** application | ✓ | ⬇ |

Please state Site Area 0.1688 (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.<br>B. Please state which reserved matters are dealt with in this application.<br>**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<br>B. Please state Condition Number referred to<br>**Now complete an Ownership Certificate** | |

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

| | |
|---|---|
| A. Please state Reference Number of pervious permission<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate.** | |

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | ✓ | If so, how many: |
| (ii) Other new building(s) | | |
| (iii) Alterations or extension | | |
| (iv) Change of use | ✓ | |

4. A. If building works are proposed, please state extra floor space to be created:

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

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

ALL SUBJECT TO APPLICATIONS FOR APPROVAL OF RESERVED MATTERS.

sq. metres
metres
metres
metres

YES OUTLINE SURVEY.

## 5. GENERAL INFORMATION Please complete each section

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

COAL MERCHANTS' YARD

**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 ✓ SITE PLAN 9342/1

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

GARAGES TO BE PROVIDED

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

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

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

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of — TO DYKE AT REAR.

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

C. Please state whether a land drain will be affected — NO.

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

**PLEASE COMPLETE IN ALL CASES**

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | NO | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public right of way | NO. | |
| The proposal is known to affect contaminated or filled land | NO. | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | NO | ➡ If so, **please complete Part 7** |
| In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. | N.A. | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | NO. | ➡ Application No. |

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

Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

**1. APPLICANT'S INTEREST**

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

Owner.

**2. OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~ / Agent) Date 11/2/94

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

Owner's Name:

Address of owner at which notice was served: State Date notice served:

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

**3. AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (~~Applicant~~ / Agent) Date 11/2/94

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

# DC INSTRUCTION SHEET

APPLICATION REF: H14 | 0165 | 94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐ None identified initially PM 16-2

RECONSULTS (revalidated) ☐ All

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer**: PH

Senior Officer Confirmed ..... 22 Date.....17/2 Recorded DC....

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM 1-3
Date

Site Notice posted by PM
Date
Expiry 1-3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

No need Press advert

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

Case Officer Conclusions

Backland site between applicants house & neighbours house. garden A F & C Shop behind Greenstreet Playing field beyond trees
Bungalows to East beyond. 1.8m fence & some Leylandii hedge 2.5m. VCS CR

## RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 31/3 .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

~~Approve~~ (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 280-00

Receipt No P3883

Date first Rec'd 14 FEB 1994

## Registration

Reference H14/0165/94

Cross-Ref /

Date 15/2/94

## Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £280
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 145
Grid ref 524030 339860

Ward [illegible]
Parish P'BECK

Inside IBD YES
Inside LP area YES

Constraints:

CA Cons Area 4
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural –
BP TR proposed 67m –
LC Level Cross –
FP Footpath –
TPO Tree Pres –

Hazards –
HAZ Site –
AIR Safeguard –
LIN Elect –
PIP Pipe –
CON Waste/contamin –

Linked to site Ref 1977
Linked to property Ref

Dist Bound –
Other: –

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H14/0165/94 Received:14-FEB-94 Type:OUTLINE

Name: Mr Alan Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages
Location : 40 Knight Street Pinchbeck
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

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

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

The turning spaces shown on the sketch are insufficient in size for vehicles to manoeuvre satisfactorily.

30-MAR-94 AD check....

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H14/0165/94 DATE RECEIVED: 14-FEB-94

TYPE: Outline

DESCRIPTION: Proposed development of existing coal merchant's yard to provide two building plots for bungalows and garages

LOCATION: 40 Knight Street, Pinchbeck

APPLICANT: Mr A Hansard AGENT: R N Cowling

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REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

*Grant permission.*

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COMMENTS

1 The site is located within the Pinchbeck Conservation Area behind nos. 38 and 40 Knight Street.

2 The site is currently used as a coal merchants. The coal merchant has received planning permission recently to relocate his business to West Pinchbeck.

3 The site is in a backland position and is surrounded on three sides by residential development and by the playing field to the south. It is considered that the site is sufficiently large to accommodate two bungalows and would result in an improvement to residential amenity by aiding the coal merchants business to relocate.

4 In response to the Ward Member's comments, the issue of screening/landscaping can be covered by conditions and the application is for bungalows and garages and not for houses.

REPRESENTATIONS

Parish Council: Recommend approval.

Ward Member: Would like this to be considered by Planning Committee, possible backland development, would like more details of screening/landscaping, preference for bungalows not houses.

Public: Notice expires 22 March 1994 and any responses will be verbally reported.

SCHEDULE OF CONDITIONS

1 SC8 (Details)...(delete means of access and siting of dwellings).

2 SC27 (Implementation of planting).

3 SC22 (Fencing scheme).

4 B21 (Turning space).

NOTE

1 The turning spaces shown on the sketch are insufficient in size for vehicles to manoeuvre satisfactorily.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

## H14/0165/94

OUTLINE

Applicant: Mr Alan Hansard
Tel:

Agent: R N Cowling MBIAT
0775 723836

Description: Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages

Location: 40 Knight Street
Pinchbeck
Spalding
Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 14-FEB-94 | Terminal date: | 11-APR-94 |
| Target dates: | | Target Committee: | 30-MAR-94 |
| To case officer | 21-FEB-94 | Report deadline: | 16-MAR-94 |
| Inspected by | 28-FEB-94 | Agreed TD Ext: | |
| Extra contacts | 07-MAR-94 | Case Officer: | |
| Report if not clear by | 21-MAR-94 | | P J UDY |

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DEVELOPMENT/CONSTRAINTS

Size: .17 HA
Category: Redevelopment
Listed building: Other Constraints:
Conservation Area: PINCHBECK

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CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert CSA | 01-MAR-94 | 22-MAR-94 |
| Clerk to Pinchbeck P 0775 723838 | 18-FEB-94 | 04-MAR-94 |
| Cllr T Bray 0775 723794 (Of | 18-FEB-94 | 25-FEB-94 |
| Cllr Mrs P J Buffham | 18-FEB-94 | 25-FEB-94 |

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SITE RECORD

Grid ref: 524020 325860
OS Sheet: 145 Parcel:

L.C.C - Obs Attached JC 21/2/94

LATE OBS: Offr..... Date.....
Salient points highlighted

to Mr Smith Director of Planning SHDC

from Cllr Mrs P J Buffham tel 640464

date 28 March 1994

I regret that due to another commitment I am unable to attend the meeting of the Planning Committee on Wednesday March 30. I should like my apologies to be recorded please

Here are my comments on applications appertaining to my ward:

H14/1110 & 1111/93
I support recommendations A and B in the Planning officer's report that Planning permission and LBC be granted subject to the schedule of conditions which must I feel be strictly enforced. As far as I am concerned the replacement building is satisfactory. Point 7 of the comments is disturbing and I would like further details of the breaches to the "multitude of breaches of LBCcovering the main building" Would a site visit be in order for members to see the extent of the breaches for themselves?

H14/0106/94
In view of the fact that the site is within the Plan review I would support the recommendation that the permission be granted subject to the stated conditions

H14/0165/94
My queries have been satisfactorily answered in the officer's comments. I hope that by granting planning permission for this the applicant's business relocation plans will be helped. I would support subject to the schedule of conditions

Pauline Buff

CLLR MRS P J BUFFHAM

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAR 1994 PV

| | |
|---|---|
| Attention of | File Nos. |
| DPO NHW 57 | |
| DCPO | |
| ACP | |
| Action by ..... | Acknowledge YES/NO |
| Discuss with ..... | by |
| Copy to ..... | Date |

P.S. I shall be able to visit Kimbolton race track on 10/4/94

# PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H13/0030/94
Mr & Mrs Price OUTLINE
Residential development including siting and means of access.
Rear: 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/0169/94
Mr B. A. & Mrs M. C. Smith
PERMISSION RENEWAL
Residential development (renewal of H16/0210/91).
Side/rear: 60 Pinchbeck Road, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H13/0116/94
Mr A. Harrison OUTLINE
Residential development (one plot).
Plot at Fengate Road, Moulton Chapel, Moulton, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0080/94
R. Neeson Esq OUTLINE
Erection of six self-contained flats including parking, access, siting, design and external appearance.
17 West End, Holbeach, Spalding, Lincs.

H09/0081/94
R. Neeson Esq CONS AREA CONSENT
Demolition of buildings.
17 West End, Holbeach, Spalding, Lincs.

H11/0144/94
National Westminster Bank
ADVERTISEMENT
Erection of new individual non-illuminated fascia sign, refixing of logo sign.
25 Market Place, Long Sutton, Spalding, Lincs.

H11/0150/94
Kamal Uddin Chowdhury FULL
Change of use from retail to take-away food shop.
48 Market Place, Long Sutton, Spalding, Lincs.

[redacted]
Mr Alan Hansard OUTLINE
Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages.
40 Knight Street, Pinchbeck, Spalding, Lincs.

H16/0156/94
C. W. Scupham & Son FULL
Change of use to include hot and cold take-away.
26 Market Place, Spalding, Lincs.

H16/1213/93
Midland Bank Ltd ADVERTISEMENT
Erect 1 haloillum letters sign, 1 name plate sign and 1 projecting sign.
8 Market Place, Spalding, Lincs.

H21/0141/94
M. F. Shears CONS AREA CONSENT
Removal of chimney stack.
The Cottage, East Road, Tydd Gote, Wisbech, Cambs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

March 1, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN 10q3873 187/507 SG1-3

LEYLANDII for the [illegible]

## FARM & GARDEN

**HOWARD** Rotovator. Kohler engine, 2 forward speed, plus reverse, £160. Tel 0485 541412.

**TOP** quality hay for sale, large or small quantities. Tel 0406 371710.

**GREENHOUSE GLASS**, 20" x 18", 20p per sheet. Tel: (0406) 330493.

**KUBOTA** compact Tractors for Hire with loader, rotovator, sub-soiler, plough, Dutch harrow, rotary and flail mowers, all with driver. J. Coward, Holbeach 0406 423959.

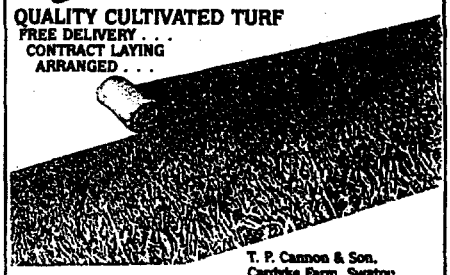

**COLUMN STOCK PLANTS**
Order now for Spring Planting under glass.
D. W. PANTER & SON
Tel: 0406 370212
II4032 ©WVN

**GREY ALDER ALNUS INCANA**
Ideal deciduous windbreak for nurseries, orchards, windswept sites. Quick to establish. 4 foot high.
£9.50 per 10
John Hargreaves & Sons, GEDNEY DYKE NURSERIES, Lowgate, Gedney Dyke
Tel: 0406 362351
DSP1960

**CROSSROADS NURSERIES**
Over wintered Cauliflower plants available in 51, 104, 228, 308 modules.
Varieties to suit continuity.
Tel: 0775 820113
DSP3621

GROWING COLUMN STOCKS FOR CUT FLOWERS, BEDDING PLANTS, ETC?
Call Bernard Parrish at UNICORN NURSERIES Spalding 725415

**TO LET**
13,000 sq ft (approx) GREENHOUSE
Some land available.
Hot air heating, oil-fired
For details
DSP1960
Tel: 0778-342021 (after 6.00pm)

**CANNON'S TURF**
QUALITY CULTIVATED TURF
FREE DELIVERY . . .
CONTRACT LAYING ARRANGED . . .

T. P. Cannon & Son, Cardyke Farm, Swaton, Sleaford, NG34 0JW.
Tel: Sleaford 0529 421210
10q3878

**NEAL**

# PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of PINCHBECK .

Reference No: H14/0165/94
Description: Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages
Location: 40 Knight Street
Pinchbeck
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 22-MAR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-MAR-94

COPY

SOUTH HOLLAND DISTRICT COUNCIL

From: NAME Cllr Mrs PJ. Buffham.
ADDRESS WARD MEMBER

Tel no 610464

Planning
Reception

# MESSAGES

## ENQUIRIES

SUBJECT :

Please advise me regarding the following...

PJ

## COMMENTS ON APPLICATION

APPLICATION NO : H14/0165/94.

SUBJECT : Redevelopment Coal Merchant's Yard Knight Street P'Dock.

My comments are as follows...

Would like this to be considered by the Planning Committee please. Possible backland development. Would like more details of screening/ landscaping. Preference for bungalows, not houses

Pauline Butler 28/2/94.

## APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

B[illegible]N 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

3

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1994

Attention of
DPO NSM
DDPO BS
JC ACP
Action by .....
Copies to .....

File Nos.

Acknowledge YES/NO

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0165/94

Applicant: Mr Alan Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages

Location: 40 Knight Street Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 14-FEB-94

18-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. [illegible]

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: Scunthorpe District Council  Application Reference H14/0165/94

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

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

1. National Grid Reference of a central point on site

| horizontal | | | | vertical | | |
|---|---|---|---|---|---|---|
| | | | | | | |

2. Address or location

KNIGHT ST PINXBECK

3. Name, classification and number of road

II

4. Date application referred 17-2-94

5. State whether outline, detailed application etc.

OL.

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

REDEVELOPMENT OF COAL MERCHANTS YARD TO 2 BUILDING PLOTS.

7. Delete as appropriate

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

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

(b.) 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: 18-2-94  Signed: [signature]
Director of Highways and Planning

# R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

*Architectural Design and Building Consultant*

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836


Ref 9342

14th February 1994

The Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE


SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1994
REF ..0165.1.94..


For the attention of Mr D Roberts

Dear Sir, Proposed Re-development of Coal Merchant's Yard.
40 Knight Street, Pinchbeck, Spalding, Lincs.
Mr Alan Hansard.

Further to your letter dated 23rd December 1993, ref DJR/SAH 1870.14, and my subsequent correspondence with Mr C Briggs, County Highways, I enclose herewith the following documents in application for Outline Planning Permission, :-

(a) 4 copies duly completed application form / certificates.

(b) 4 copies drawing no 9342/1 showing proposed site layout and incorporating Location Plan.

(c) Copy letter dated 11th January 1994 from Mr C Briggs, Lincolnshire County Council, Highways and Planning Dept..

(d) The Applicant's cheque in the sum of £280-00.

Your earliest possible attention to this application would be appreciated.

Yours faithfully,

R N Cowling.

COUNTY OFFICES
NEWLAND · LINCOLN

# LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: 9342
My Ref : CB/PLAN 11/ES

R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1994
REF .0165/94....

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

11 January 1994

Dear Sir

PROPOSED REDEVELOPMENT OF COAL MERCHANT'S YARD AT 40 KNIGHT STREET, PINCHBECK

I refer to your letter of 28 December 1993 and proposed plan.

I am concerned at the proposal for 4 dwellings on this site, due to the lack of turning facilities for service/delivery vehicles. In order to be acceptable a standard turning head (as per my Development Road Layout Guide) would be required which would reduce the amenity area for the dwellings.

I would not object however to 2 dwellings on this site without a turning head for delivery vehicles. Individual turning spaces for each of the dwellings would suffice.

Yours faithfully

C Briggs

pp Director of Highways and Planning

15210.d41

**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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3883
Date received : 14-FEB-94

Received from

A J Hansard

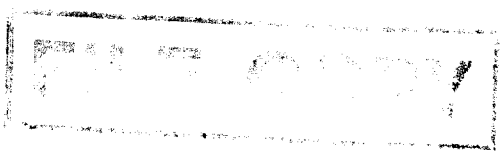
Address

40 Knight Street
Pinchbeck
Spalding
Lincs

| | | |
|---|---|---|
| Fee paid | £ | 280.00 |
| VAT | £ | 0.00 |
| Total received | £ | 280.00 |

Cash/Cheque : Cheque

Signed.....SANICKS.....
(Authorised Collector)



183. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H09/1129/93<br>P Cunnington | O.A. | Extension to factory at Cranmore Lane, Holbeach. |
| H02/1161/93<br>Mr A D Papworth | | Use of existing building for car repairs and paint and body shop at Crease Drove, Crowland. |

(Subject to an additional condition to ensure that details regarding any external storage of vehicles are reserved for subsequent approval.)

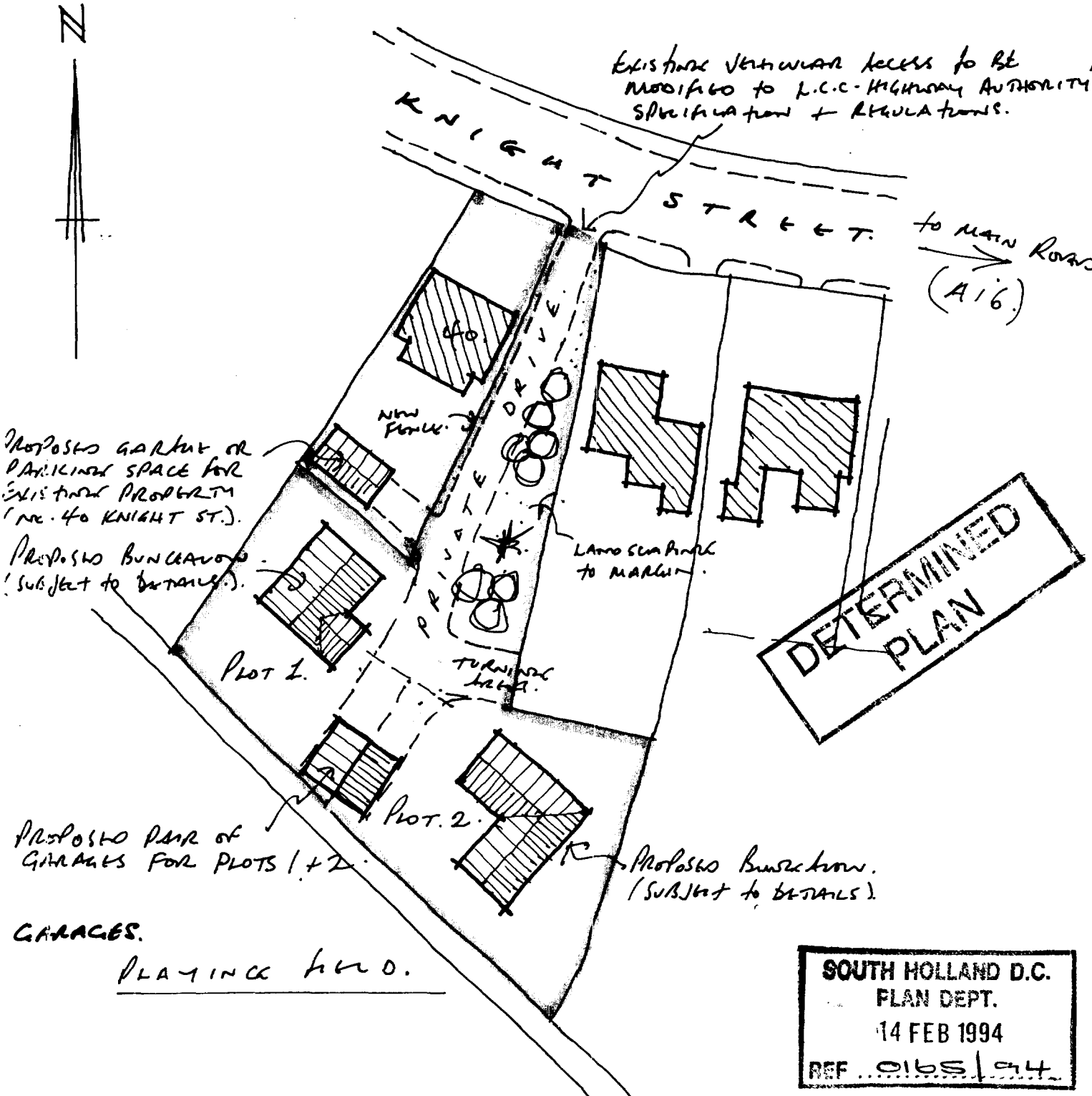
| | | |
|---|---|---|
| H23/0014/94<br>Mr P Parnell | | Extension to Bridge Farm House, Cranesgate, Whaplode St Catherine. |
| H05/0086/94<br>Mrs M M Berry | O.A. | Dwelling on land adjacent to 9 Branches Lane, Fleet Road, Holbeach. |
| H14/0106/94<br>S Tookey | O.A. | Dwelling with access at 55 Milestone Lane, Pinchbeck. |

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor Mrs P J Buffham in support of the above application.)

| | | |
|---|---|---|
| H15/0124/94<br>Mr P Skellern | | Change of use from storage/transport yard to site for the recovery, processing and storage of electronic equipment at North Drove, Quadring Fen. |
| H09/0146/94<br>Messrs H & S A Goodley | | Residential development with frontage plots (renewal of H09/0249/91) at Pt. OS 4022, Star Lane, Holbeach Bank. |
| H14/0165/94<br>Mr A Hansard | O.A. | Development of existing coal merchant's yard to provide two building plots for bungalows and garages at 40 Knight Street, Pinchbeck. |

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor Mrs P J Buffham in support of the above application.)

| | | |
|---|---|---|
| H16/0177/94<br>Mr B T Hilton | | Change of use to taxi office and waiting room at 21 Victoria Street, Spalding. |
| H08/0178/94<br>Miss M Draper | | Siting of mobile home at First Drove, Gosberton Clough. |




GARAGES.

PLANNING HOUSE.

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1994
REF. 0165/94

DRIVE. SPALDING. LINCS. PE11 2BN. TEL: (0775) 723836. Feb. 1994.

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The private drive shall be a minimum of 4.25m wide

(2) B21.

NM Sorry we should scrub condition no 1. - unjustified 18/3/94

Delete as appropriate

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

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

(1) B6

(2) B21

NB/ The turning spaces shown on the sketch will not work!

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