SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0222/93 Received:23-MAR-93 Type:FULL

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Bronavon
Hocklesgate
Fleet
Spalding, Lincs

Description: Six terrace cottages

Location : Flaxmill Lane Pinchbeck
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 The applicant shall submit to and agree with the Local Planning Authority details of the surfacing of the access and car park and such surfacing shall be completed prior to the occupation of any of the dwellings on site.

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

3 Before any development commences, the applicant shall submit to and agree with the Local Planning Authority alternative details for a screen wall or fence of 2 metres in height along the eastern boundary of the site and returning the rear wall of the dwelling on the northernmost plot. Such screening shall be provided before any of the dwellings are occupied.

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

4 Before any development commences, the applicant shall submit to and agree with the Local Planning Authority full details relating to the landscaping and other boundary treatment for the proposed car park, such treatment shall include screen fencing/walls to all boundaries of the car park. The development shall be completed in accordance with the agreed details.

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

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed

SOUTH HOLLAND DISTRICT COUNCIL

development harmonises with existing buildings in the area.

6 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.

7 Before the dwellings are occupied, a 1.8 metre wide footway shall be provided along the site frontage (exact position to be agreed on site) up to the junction of Milestone Lane, in accordance with details to be approved.

Reason: In order to provide safe and adequate access on foot for the residents and visitors to these properties.

8 Any hedges on the site frontage shall not exceed 0.9 metre above the level of the adjoining carriageway edge as shown on the submitted plans.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

9 All windows in the proposed dwellings shall be double-glazed.

Reason: To safeguard the amenities of the proposed dwellings from noise from nearby commercial premises.

The applicant is advised to discuss surface water drainage with the Welland & Deepings Internal Drainge Board prior to commencing work.

Director of Planning and Building Control Services
15-JUN-93 H14/0222/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | 0222 | 93

Date Registered 10 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
THE COACH HOUSE
GOSBERTON BANK
GOSBERTON
SPALDING LINCS

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
BRONAUON
HOCKLESGATE
FLEET SPALDING LINCS

Tel. No. 0406-23762
(Personal contact name) JOHN COOPER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FLAXHILL LANE
PINCHBECK SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

6 No/ TERRACE COTTAGES

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £ 120.00 If you consider no fee is payable include a written explanation instead.

Signed. ..... Date 9-3-93 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 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

2377

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 6.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	8 METRES metres
(b) max. length:	29.764 METRES metres
(c) max. width:	7.530 METRES metres
C. Please state type and colour of materials for facing externa walls:	TO BE AGREED.
D. Please state type and colour of roofing materials.	SANDTOFT CALDERDALE SLATE (GREY)
E. Has a survey of the site been undertaken? State Yes or No	YES.

5. GENERAL INFORMATION Please complete each section

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

VACANT NOT KNOWN.

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: FLAXHILL LANE
Will there be—
Individual access(es) ✓
New estate road ☐

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

GRAVEL PARKING AREA TO CARS

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	SOAK AWAYS
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.	NO	➡ 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).

PART 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 .....

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:

LINCS. C.C. HIGHWAYS.
FORTH FLOOR
CITY HALL
LINCOLN

22/3/93.

Signed ..... ~~(Applicant~~ / Agent) Date 22/3/93.....

SC[illegible] D.C.
[illegible]
REF 222/93

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 22/3/93.....

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 .....

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 9.3.93.....

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 9/3/93.....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT H14/222/93

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DR
Date 30/3

Notice posted by DR
Date 30/3

Semi-detached sites
Bungalow to side
garage workshop to be
terraced dwellings obligatory grounds
Substantial terraced building
grounds.

Resident Notices required

Sent | Delivered

Case Officer Conclusions

this scheme has some merit
But adj garage: amenity effect + Policy considerations

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

DPO Auth - 1/6/93 Sub. committee.

Grant permission.

Repeat conditions on agenda (see copy in file)

NB. condition 3. amended as indicated.

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

The applicant is advised to discuss surface water drainage with the Welland & Deeping Internal Drainage Board prior to commencing work.
DR 11/6

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction: Red line on Block Plan is inconclusive: Does site include whole of prepared footpath? does site boundary extend to edge of carriageway of adjoining Roads.?

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: DR 23/3.

Further direction: Precise details:

Amended description:

New valid date: 23/3

Consultation/Publicity Required

PM 15-3

DR 15/3

		Requested	Sent
Extra Publicity:			
	Departure	15-3 ✓	30/3
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv. no need to consult	15-3 ✓	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other: G.M. Motor, Milestone home, Pinchlush; Daye ✓	.....	25/3

Case Officer

DR

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 720

Receipt Issued P2344

Date first Rec'd 10-MAR-93

Registration

Reference H14/0222/93

Cross-Ref R

Date 11/3~~/78~~

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 6

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 720

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 128

OS No's

Grid ref 524090 326630

Ward N

Parish Pinchbeck

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area Yes

Linked to site

Ref 1184

Linked to property

Ref

Planning Records: 192/89
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/0222/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0579/93 Received:02-JUL-93 Type:CONDITION COMPLIANCE

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Fencing, parking and material details submitted (Conditions 2, 3 and 4 of H14/0222/93 refers)

Location : Flaxmill Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

01-NOV-93 H14/0579/93

412. PLANNING APPLICATIONS (Continued)

Plan No and Applicant	Proposal
H14/0222/93 Patterson Properties	6 terrace cottages at Flaxmill Lane, Pinchbeck.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the provision of additional fencing on either side of the proposed garage court.

H03/0295/93 Mrs J Earth	O.A.	3 bungalows (renewal of outline application H03/0774/90) at "Tara" Main Road, Hop Hole, Spalding.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, notwithstanding the previous planning permission, on the grounds that taking into account the Council's policy relating to the character and design of development the proposal, if permitted, would result in an incongruous form of development within that part of Hop Hole, and would be detrimental to th character of the existing adjoining dwelling. It was also agreed that the trees on the frontage of the application site be made the subject of a Tree Preservation Order, if considered appropriate.

H02/0306/93 L Brisley	O.A.	Bungalow at 10 Plank Drove, Crowland.

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

(b) Planning application awaiting site inspection

As there was insufficient time to visit the site prior to the meeting, consideration of the undermentioned application be deferred pending a site inspection for the reason indicated:-

Plan No. and Applicant	Proposal
H16/0289/93 Mr and Mrs French	First floor extension at 26 Cleyhall Drive, Spalding.

(To assess the suitability of the site for the proposal.)

413. MANOR HOUSE GARDENS, ABBEY WALK, CROWLAND (358/93)

Further to the above minute, and following an inspection of the site, the Sub-Committee gave further consideration to the report of the Director of Planning and Building Control Services which outlined proposals by the owner of Manor House gardens to develop the land for residential purposes. The Council's Consultant Architect had been requested to prepare a development brief for the land as guidance but, following an initial inspection of the site, had now raised some doubts about the desirability of any significant development, and Members were requested to give consideration to the type of development considered appropriate.

RESOLVED: That the principle of residential development be accepted on part of the land currently forming part of the curtilage to the Manor House, and that the scale and extent of any development should be dependent upon further advice from the Council's Consultant Architect and in any event should not detract either from the Manor House and its setting or the character and scale of adjoining development in Abbey Walk, especially in relation to the adjoining stone cottage and its curtilage, and the environs of the Abbey including the adjoining burial ground.

(End of Minutes)

APPL ATION REFERENCE: H14/0222/93 DATE RECEIVED: 23-MAR-93

TYPE: Full

DESCRIPTION: Six terrace cottages

LOCATION: Flaxmill Lane, Pinchbeck

APPLICANT: Patterson Properties AGENT: Cooper Architectural

REASON FOR COMMITTEE CONSIDERATION

Outside development boundary.
Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

RECOMMENDATION

Grant Permission.

COMMENTS

1 60 metre x 20 metre site at corner of Flaxmill Lane and Milestone Lane adjoins commercial garage with Flaxmill Commercial Complex opposite. Proposal is for a terrace of six dwellings served by parking court.

2 Previous refusal for two dwellings in 1989 on grounds of contrary to policy : restricted site : unacceptable levels of residential amenities due to proximity of commercial premises.

3 Site outside present development boundary, but Spalding and Pinchbeck Local Plan Review - consultation draft, identifies land for inclusion in revised boundary. This document represents a material consideration and development is in accordance with Council's proposed development strategy.

4 Main issues are:
(i) Suitability of development in terms of existing character. In this respect there is a substantial 'terraced' building opposite (Flaxmill buildings) and a terrace of eight dwellings to the south (whose rear gardens have been given over to parking spaces). Communal parking area similar to adjoining garage forecourt and sales area.
(ii) Effect on amenities by nearby commercial properties. In this respect there appears to be no clear cut reason for refusal. Environmental Services current advice is that this may not be an insurmountable problem.

5 Opinion is that development can be made acceptable by suitable conditions.

REPRESENTATIONS

Parish Council: Refuse : site is outside development area; density too high; plans will interfere with existing adjoining business and extra traffic will create road hazard.

Environmental Services: Reiterate previous concern relating to adjacent garage. The design and layout has attempted to mitigate any potential noise impact and should provide a reasonable internal standard in accordance with planning guidelines (circ 10/73) subject to alternative mechanical ventilation being provided. The soundproofing of the garage workshop appears poor, but if Committee were mindful to grant permission then enhanced screening of the workshops boundary should be considered. A high boundary wall with garages would obviously be preferable to parking spaces.

Public: Objections received from G M Motors and Flaxmill Ltd - summarised:

- G M Motors have been trading for 21 years. Carry out servicing and repairs to cars and commercial vehicles and provide 24 hour breakdown service.
- No previous environmental problems and now will be open to complaints re noise, fumes, lighting, hours of operation.
- Buildings close to corner and our entrance, would be danger to traffic.
- Flaxmill has operated as industrial site since 1851, and since 1949 as depot for electricity board.
- Now used as a horticultural distribution and light engineering company with electricity board as a tenant.
- Operations involve continued use of commercial vehicles which need 24 hour access.
- Existing residents are used to situation; newcomers may complain.
- Cars parked on road could cause difficulties.
- Adequate development land exists without utilising problem sites.

SCHEDULE OF CONDITIONS

1 The applicant shall submit to and agree with the Local Planning Authority details of the surfacing of the access and car park and such surfacing shall be completed prior to the occupation of any of the dwellings on site.
Reason: In the interests of the amenities of the locality.

2 Before any development commences the applicant shall submit to and agree with the Local Planning Authority alternative details for a screen wall or fence of 2 metres in height along the eastern boundary of the site and returning the rear wall of the dwelling on the northernmost plot. Such screening shall be provided before any of the dwellings are occupied.
Reason: In the interests of the amenities of the locality.

3 Before any development commences the applicant shall submit to and agree with the Local Planning Authority full details relating to the landscaping and other boundary treatment for the proposed car park,* ~~and~~ the development shall be completed in accordance with the agreed details.
Reason: In the interests of the amenities of the locality.

4 SC12 - (materials).

5 F4 - (parking).

6 Before the dwellings are occupied a 1.8 metre wide footway shall be provided along the site frontage (exact position to be agreed on site) up to the junction of Milestone Lane, in accordance with details to be approved.
Reason: In order to provide safe and adequate access on foot for the residents and visitors to these properties.

7 Any hedges on the site frontage shall not exceed 0.9 metre above the level of the adjoining carriageway edge as shown on the submitted plans.
Reason: B4.

8 All windows in the proposed dwellings shall be double glazed.
Reason: To safeguard the amenities of the proposed dwellings from noise from nearby commercial premises.

---

* Such treatment shall include screen fencing ~~to~~/walls to all boundaries of the car park.

(amended DC 11/6 as per minute)

IAN 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

H14/0222/93
FULL

Applicant: Patterson Properties
Tel:

Agent: Cooper Architectural Desig
0406 23762 John Cooper

Description: Six terrace cottages

Location: Flaxmill Lane
Pinchbeck
Spalding
Lincs

Valid date: 23-MAR-93
Target dates:
To case officer 30-MAR-93
Inspected by 06-APR-93
Extra contacts 13-APR-93
Report if not clear by 27-APR-93

Terminal date: 18-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 6 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
G M Motors	24-MAR-93	07-APR-93
Clerk to Pinchbeck P 0775 723838	24-MAR-93	07-APR-93
Cllr T Bray 0775 723794 (Of	24-MAR-93	07-APR-93
Cllr Mrs P J Buffham	24-MAR-93	07-APR-93
Site/Press Advert DEP	30-MAR-93	20-APR-93

L.C.C Obs Attached JOCB 1/4/93
~~[illegible] 25/3/93~~

SITE DETAILS

Grid ref: 524090 326630
OS Sheets: 128
Parcel:

BRIAN SMITH Dip TP MRTPI
ctor 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: H14/0222/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Desi
Bronavon
Hocklesgate
Fleet
Spalding, Lincs

Description: Six terrace cottages

Location: Flaxmill Lane Pinchbeck
Spalding Lincs

Type: FULL

17-JUN-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mr A Stacey
Flaxmill Ltd
The Flaxmill
Flaxmill Lane
Pinchbeck, Lincs. PE11 3YF

(2) G M Motors
Milestone Lane
Pinchbeck
Spalding

CAR COMMERCIAL
VEH. & ENGINEERS

VAT No. 119 8849 23

Night Phone
Spalding 5160/5926 and 2815

G. M. MOTORS

G. F. Gray ~~P. H. Manning~~ L. J. Nicholls

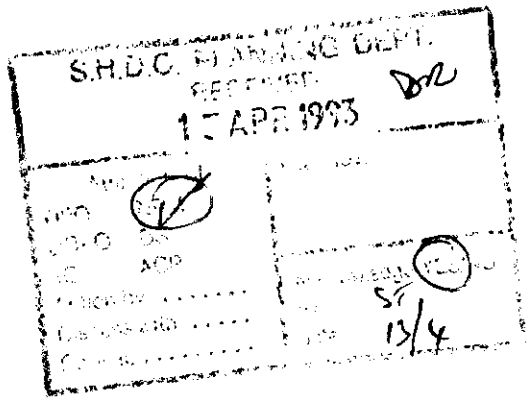
R.J.Gray,
Milestone Lane, Pinchbeck,
PHONE SPALDING 72 5160
LINCS. PE11 3XX.

COMMERCIAL VEHICLE
M.O.T. SPECIALISTS

24 Hour
Breakdown Service

Our Ref.
Your Ref.
Date 7th April, 1993.

OBJECTION



Planning & Building Control Department.
South Holland District Council.
Priory Road,
Spalding PE11 2XE.

Ref; Planning Application H14/0222/93
By Patterson Properties.

Dear Sirs,

We (G.M.Motors) have been trading on the adjacent property for 21 years and pride ourselves on the way we conduct our business in the local community. We would therefore like to take this opportunity to notify you of our objection to the building of houses so close to our workshop and yard.

Since starting our business in 1972 we have carried out servicing and repairs to cars and commercial vehicles and provided a 24 hour breakdown service as our letter heading states.

We feel having been in business for 21 years without any enviromental problems that we will be open to all sorts of complaints ie; noise, fumes, security lighting and opening hours etc... In addition to this the proposed buildings would be so close to the corner and our entrance that it would be a danger to traffic on the road and our customers safe exit.

Trusting the above will be considered in your judgement of this matter.

Yours faithfully.

G.M.Motors.
Partners.

FLAXMILL

OBJECTION

AS/smw

5 April 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1993 DR

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by ST
Copy to	with 7/4

Planning & Building Control Dept
South Holland District Council
Priory Road
Spalding PE11 2XE

Dear Sirs

Your Ref: DJR/JJ H14/222/93

We are the owners of a property immediately opposite the site upon which Patterson Properties have applied to build terraced cottages in Flaxmill Lane, Pinchbeck.

A site notice recently posted at the location invites comments concerning the application.

I wish to make the following comments concerning the application with particular reference to existing businesses operating from The Flaxmill site.

The Flaxmill itself has operated as an industrial site since 1851 and in 1949 commenced operations as the local depot for the East Midlands Electricity Board.

In its life as an Electricity Board depot, it has operated with a considerable number of vehicles, varying from private cars to low-loaders and 40' trailers used in the normal way of business, delivering such things as transformers and the like.

In 1979, Flaxmill Ltd bought the site and operated it in its own right as an horticultural distribution and light engineering company with the Electricity Board remaining as a tenant and continuing to operate its district depot.

These operations involved the continued use of commercial vehicles and, in the case of the Electricity Board, commercial vehicles which need 24 hours access in case of breakdown to power lines, etc.

Flaxmill Limited, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs PE11 3YF
Tel: 0775 761290 Fax: 0775 712959

Immediately opposite The Flaxmill, with the proposed development site in between us, is a car and commercial vehicle garage/workshop operated by GM Motors.

As I understand the development plans for the area, it is intended that industrial development take place down Warden Tree Lane and housing in other areas.

However, given that the Flaxmill and GM Motors sites both precede the Warden Tree Lane industrial estate, it seems somewhat irrational to now start to build housing virtually in the middle of what is, in effect, a miniature industrial complex started in 1851, extended in 1970.

The houses which currently exist immediately adjacent to the two industrial sites are either those built in the nineteenth century to house workers at The Flaxmill or a bungalow next to GM Motors which is owned and occupied by the original owner/operator of the building now used by GM Motors as a vehicle workshop.

The significance of this is that all residents are used to and accept the existence of industrial complexes in the immediate vicinity of their private dwellings.

To my knowledge, there have never been any problems to date caused by either commercial operation and each one works responsibly and well within any planning/health regulations.

This company's concern is based upon the fact that the proposed new housing is to be built in a position which will, in effect, "sandwich" it between two industrial sites.

There are examples of private dwellings being allowed to be built next to industrial complexes and then complaints made about the fact that there is vehicle noise, heavy traffic, vehicle movements at three o'clock in the morning etc., and a level of traffic which prevents them parking in the road immediately outside their.

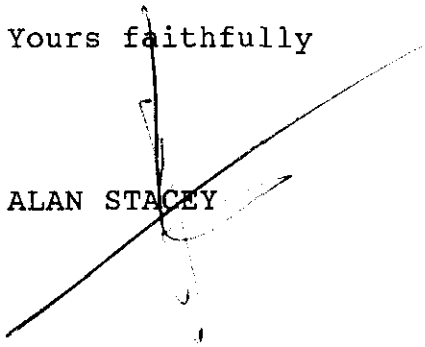
If one examines the width of the road to the front of the proposed dwellings, one can see that there is very limited space and any private parking in front of the dwellings, especially adjacent to the entrance to the car park, would prohibit access and egress to The Flaxmill site needed on a 24 hours a day basis.

Whilst one may consider The Flaxmill and GM Motors not to be in the location one would place them today, the fact remains they are and have been for a long time before industrial estates were built in the area.

To now build private housing in the middle of such a complex seems irrational and simply looks for trouble.

The District Plan shows considerable quantities of land available for private housing, none of which would have the potential problems associated with this proposed development.

Yours faithfully



ALAN STACEY

LATE CBS: Office ... Date 24/5
Salient points highlighted ✓

Welland and Deepings Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF/P/P/3
Your Ref. DJR/JJ H14/222/93

This matter is being handled by
John Honnor

20th May, 1993

24/5 Sub Ctee

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAY 1993

Planning & Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

For the attention of Mr D. Roberts

Dear Sir,

Planning Application H14/222/93
Six Terraced Cottages - Flaxmill Lane, Pinchbeck
for Patterson Properties

I refer to your letter of the 18th May regarding the above.

There have been problems in the past with flooding and waterlogging in the Flaxmill area although improvements and extensions to the surface water sewers have largely alleviated this. I am concerned that this development is some way from the surface water systems and soakaways are unlikely to be effective at all times without some extension of the surface water sewers towards the site. The feasibility of doing this will have to be investigated in some detail and the developer would be expected to pay the cost of any works required.

The proposed floor levels are also critical and it would be helpful if these were stated on approved plans.

I understand the owner of the adjoining garage is concerned about additional water running onto his property, and we will have to try and ensure that this is not going to be a problem in the future.

Yours faithfully,

General Manager.

Welland & Deepings Internal
Drainage Board,
Deeping House,
Welland Terrace,
Spalding,
Lincs.
PE11 2TD.

Mr [illegible]

[illegible]

[illegible]

18 May 1993

Dear Sir,

PLANNING APPLICATION, SIX TERRACED COTTAGES, FLAXMILL LANE, PINCHBECK FOR PATTERSON PROPERTIES.

Further to your letter of 14th May 1993 regarding lack of details relating to surface water disposal. I can advise that the submitted forms state that surface water will be disposed of to soakaways.

I would be grateful if you could confirm whether or not this approach will be acceptable. I would appreciate your reply before 24th May in order that your response may be brought to the attention of the Committee meeting on that date.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

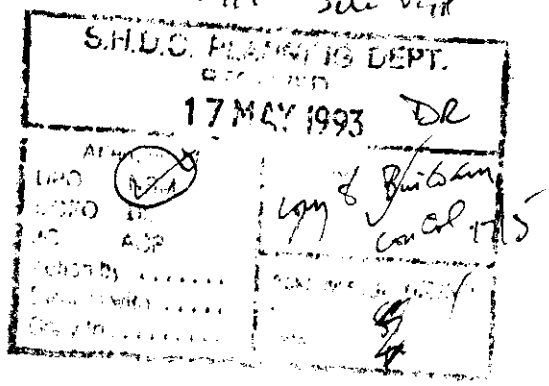
Our Ref. SWP/TF/P/P/3
Your Ref.

This matter is being handled by
Stan Pywell

14th May, 1993

24/5 Site Visit

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAY 1993 DR



Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Sirs,

Planning Application No. H14/0222/93
Six Terraced Cottages - Flaxmill Lane, Pinchbeck
Patterson Properties

I refer to the above application which I believe was deferred at your planning meeting held on the 12th May to allow for a site inspection.

The application details submitted to the Board do not show how surface water will be disposed of from this site, which is some distance from the nearest Board maintained surface water sewer.

The Board are aware of drainage problems with neighbouring properties following periods of heavy rain and I would request that satisfactory details regarding the drainage are provided before granting the application.

Yours faithfully,

Senior Engineer.

Phoned. 18/5
writer on hols all
week - so is John Honnor
no one else available to discuss

S.H.D.C. PLANNING DEPT.
RECEIVED
13 APR 1993 DC

NRA

National Rivers Authority
Anglian Region

7th April 1993

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

Our Ref: 93/1/SH/0094
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H14/0222/93

PROPOSAL: ERECTION OF 6 NO TERRACE COTAGES
LOCATION: FLAXMILL LANE, PINCHBECK
APPLICANT: PATTERSON PROPERTIES

I refer to your consultation received on 31st March 1993.

This Authority has no objection to the proposal provided the following conditions are included in any approval.

CONDITION: Foul drainage from the proposed development shall be to the main foul sewer.
REASON: To prevent pollution of the water environment.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

Advice to Applicant

Only uncontaminated surface water shall be discharged to any soakaway.

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

contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Yours faithfully

R.Morgan
Planning Engineer

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

ERIC N. PARKER MASONRY LTD, trading as Parker Fireplaces, of Boston Road, Holbeach, Lincs PE12 7LS is applying for a licence to use Boston Road, Holbeach, Lincs PE12 7LS as an operating centre for four goods vehicles and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

PLANNING APPLICATION

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

H11/0255/93
Longhurst Housing Assoc Ltd — FULL
Erect 19 two-bedroomed bungalows for the elderly
Land off Spring Gardens, Long Sutton, Spalding, Lincs.

H16/0236/93
Lincoln Co-operative Society — FULL
Extension to supermarket and new shop units to Winsover Road Frontage
Lincoln Co-op Supermarket, Winsover Road, Spalding, Lincs.

H18/0232/93
Simon Storage Group — FULL
Construct berth and fuel oil handling facilities together with site access road
Port Sutton Bridge, West Bank, Sutton Bridge, Spalding, Lincs.

H20/0192/93
Kings Quality Homes — FULL
Residential development (8 bungalows and 15 houses)
Chapel Gate, Sutton St James, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H14/0222/93
Patterson Properties — FULL
Six terrace cottages
Flaxmill Lane, Pinchbeck, Spalding, 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.

H14/0262/93
Cecil Francis Ltd — FULL
Proposed extension to fruit packing and grading
13 Knight Street/Bear Lane, Pinchbeck, Spalding, Lincs.

H14/0263/93
Mr C. M. Bowser — OUTLINE
Four dwellings - Knight Street and one dwelling - Bear Lane, including details of means of access.
Knight Street/Bear Lane, Pinchbeck, Spalding, Lincs.

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.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services.

30 March, 1993.

7w5214 ¢WVN

GOODS VEHICLE OPERATOR'S LICENCE

RICHARD LAUD, trading as Lauds Transport, of 24 South Fen Road, Bourne, Lincs PE10 0DN is applying to replace without change a licence to use 24 South Fen Road, Bourne, Lincs PE10 0DN as an operating centre for ten goods vehicles and 25 trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6w≠WVN 5213 — 187/507 LF30-3

RE: MR DENNIS COOPER DECEASED

PURSUANT TO THE TRUSTEE ACT 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of Mr Dennis Cooper deceased, late of The Forge, Tydd St Mary, Lincolnshire, who died on the 7th day of December, 1992 and whose Will was proved at the Leeds District Probate Registry on the 23rd day of March, 1993 by Mrs Annie May Cooper and Mr Peter Frederick Spence Brown, the Executors, is hereby required to send particulars in writing of their claim or interest to the undersigned, the Solicitors for the said Executors, on or before the 15th day of June, 1993, after which date the Executors will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interest of which they shall then have had notice.

Dated this 25th day of March, 1993.

MOSSOP & BOWSER,
Solicitors for the Executors.
The Churchyard,
Long Sutton, Lincolnshire.

6w£WVN 5213 — 187/507 LF 30-3

SOUTH HOLLAND CONTRACT SERVICES REFUSE SERVICE

FOR INFORMATION OF HOUSEHOLDERS

EASTER AND MAY BANK HOLIDAY COLLECTIONS

NO COLLECTION ON:	DOUBLE COLLECTION ON:
Friday 9th April 1993	Friday 16th April 1993
Monday 12th April 1993	Monday 9th April 1993
Monday 3rd May 1993	Monday 10th May 1993
Monday 31st May 1993	Monday 7th June 1993

SOUTH HOLLAND DISTRICT COUNCIL

2w£WVN 5032

THE CHARITY OF ANN WILKINSON FOR ALMSHOUSES

A RESIDENCE IS AVAILABLE at 3A Gedney Road, Long Sutton, for a Spinster resident in the Parish of Long Sutton or the surrounding district.

Apply for details to Mossop & Bowser, Clerks to the Trustees, The Churchyard, Long Sutton, Lincolnshire, before 13th April, 1993.

6w£WVN 5213 — 187/507 LF 30-3

DISTRICT COUNCIL C SOUTH HOLLAND

TAXI SHARING SCHEM

NOTICE IS HEREBY given that the a scheme will come into operation on 1st 1993, throughout the District of South Ho and will be operated by those taxi dr voluntarily wishing to participate in the sch *from authorised taxi ranks, by displayir* 'shared taxi scheme' sign in the front windsc of their vehicle. In addition, and further tc public notice published in the Spalding Guar on Friday, 29th January, 1993, consent has also been given by Regional Railways Centr the above scheme to operate from the taxi ra Spalding Railway Station. Members of the pi are advised that they are not obliged to acce shared hiring if they do not wish to do so and request the driver to accept an exclusive fare other taxis are available at the time of h and/or no other passengers require participate in the sharing scheme.
Hackney Carriage bylaw No. 8 relating to tou and byelaw No. 7e relating to the head of the rule shall not apply in respect of the offering shared service except that where two or n taxis on the same rank are offering the sha service, only the taxi nearest to the head of rank shall accept the hiring.

SOUTH HOLLAND DISTRICT COUNCIL

R. COLE
Director of Administration

Council Offices
Priory Road
Spalding
Lincs PE11 2XE

25th March 1

6w5185 ¢WVN

FARM & GARDEN

TURF-WEED treated, fertilised, Parklands and cultivated grades. For prices telephone Peterborough (0733) 205357.

green or gold, 2 to 3ft, £1.25 each. J. Collins, South Fen Nursery, South Fen Road, Bourne 422838 (closed Sundays).

LEYLANDII for the best hedge at Colona Nurseries, Old Brickyard Farm, Pennyhill. Tel Holbeach 0406 23935 0406 23164.

NEW petrol 20in rotary mowers, £118.50; 10 hp 36in tractors with collection, £998.50; 5 hp 22in S/P with collection, £399.90. Tel 0623 554515. Carr at cost. Westfield Garden Machinery.

OVERLAP FENCING, e.g: 6 x 6, £8.50 posts, sheds, trellis, etc. (0945) 585996.

ROTOVATOR Merry Tiller, 3 hp, good condition, £80; Ransome push lawnmower, £3. Steele, 24 Fishpond Lane, Holbeach.

SHED Sale: 6 x 4 £155, now £139; 8 x 6 £235, now £199, incl delivery. All Shiplap. Other sizes available. mer houses. Tel now (25032.

STEERAGE Hoe Sh Forged, sharpened, faced, new or worn s **LEYLANDII** for the best hedge at Colona Nurseries, Old Brickyard Farm, Pennyhill. Tel Holbeach 0406 23935 0406 23164. treated to give sharpening edge and 6 times longer life. bulb sterilisers, pla and cleaners for '93 se Secker Welding. Holt (0406) 23424.

ATTENTION glassh growers, hire of Ku tractor and driver rotovator, subsoiler plough. J. Coward, beach (0406) 23959.

LANCER Boss 2 industrial gas fo £2,500; Lingarden grader, £1,400, 12 new rolls, pre-heated hor tural polythene, £49 Tel (0945) 772793.

R. Delam

VAST RANGE OF T YOUNG PLANTS

NOW AND THROUGHO

Cash 'n' Carry or Gr

- Chrysanthemums
- Iv
- Pinks
- Fuchsias
- Garden 'Mums

88 SUTTON ROAD
Tel/Fax: 0945

LPP
30.3.93

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H14/0222/93
Description: Six terrace cottages

Location: Flaxmill Lane
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 20-APR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

30-MAR-93

SOUTH HOLLAND DISTRICT COUNCIL

I 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0222/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Bronavon
Hocklesgate
Fleet
Spalding, Lincs

Description: Six terrace cottages

Location: Flaxmill Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 23-MAR-93

24-MAR-93

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 08-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1993 DL
Attention of
DPO NRM
DDPO BS
JC JCP
Action by .....
File Nos.
Acknowledge YES/NO

FOR PARISH COUNCIL USE ONLY

Comments: Recommen refusal: Site is believed to be outsid development area; density is too high; an plan will interfere wit existing adjoining bu ines and extra traffic will create road hazard.

Signed: M. H. [illegible]

Flaxmill Ltd.
The Flaxmill,
Flaxmill Lane,
Pinchbeck,
Spalding,
Lincs.
PE11 3YE.

Mr G Roberts

DIR/CI 014/22279

AS/smw

30 Mar 1993

Dear Sir,

TERRACED COTTAGES FOR PATTERSON PROPERTIES, FLAXMILL LANE.

Thank you for your letter dated 23rd March 1993 regarding the above. This is to advise that the application has now been submitted under the above reference. A site notice has been posted inviting comments within 21 days from todays date. If you wish to inspect the plans you may do so at my Office during normal opening hours.

Ordinarily the submission, or eventual grant of permission, would not affect the rights of adjacent properties. I look forward to receiving any comments you may have on the application within the 21 day period. Any comments will then be taken into account prior to a decision being made on the application.

If you wish to discuss matters before responding however, please telephone Mr Roberts of my Department.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0222/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	0	2	6	6

2. Address or location

Fraymill Lane, Pinchbeck

3. Name, classification and number of road

UC

4. Date application referred 25-3-93

5. State whether outline, detailed application etc.

Full

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

6 Terraced Cottages

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: 26/3/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) F4

(2) ~~A~~ Before the dwellings are occupied a 1·8m wide footway shall be provided along the site frontage (~~in accordance~~ exact portion to be agreed on site) up to the junction of Milestone Lane, in accordance with details to be approved

(3) ~~The~~ Any hedges on the site frontage shall not exceed 0·9m above the level of the adjoining carriageway edge as shown on the submitted plans

Delete as appropriate

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

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

(1) F4

(2) In order to provide safe and adequate access on foot for the residents and visitors to these properties

(3) B4.

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

FLAXMILL

AS/smw

23 March 1993

The Planning Dept
South Holland District Council
Priory Road
Spalding

Dear Sirs

On a property adjacent to ours on Flaxmill Lane, a sign board has been erected stating that a terrace of six houses is about to be built "subject to planning permission." That signboard has Patterson Properties upon it.

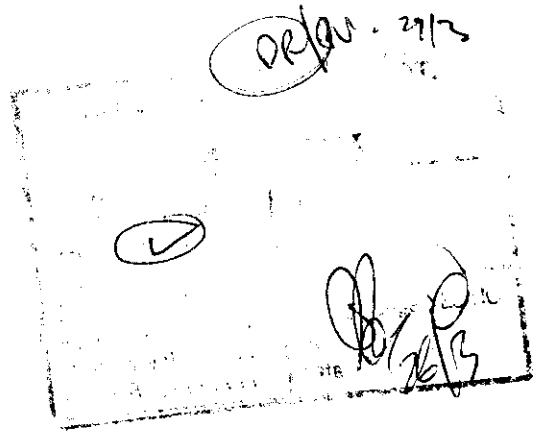
I would be obliged if you would forward me all information pertaining to that application for planning.

I am not fully conversant with the procedure concerning planning applications, and would also be grateful for any information you could let me have regarding the rights and procedures which apply to properties adjacent to proposed development land.

I look forward to hearing from you in due course.

Yours faithfully

ALAN STACEY



Flaxmill Limited, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs PE11 3YF

Tel: 0775 761290 Fax: 0775 712959

AN SMITH Dip TP MRTPI
...ector 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: H14/0222/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Bronavon
Hocklesgate
Fleet
Spalding, Lincs

Description: Six terrace cottages

Location: Flaxmill Lane
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 10-MAR-93

16-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Red line on Block Plan is inconclusive. Does site include whole of proposed footpath? Does site boundary extend the edge of carriageway of adjoining roads?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

D J Roberts
Principal Planning Officer

'AN 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: H14/0222/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Desi
Bronavon
Hocklesgate
Fleet
Spalding, Lincs

Description: Six terrace cottages

Location: Flaxmill Lane
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 10-MAR-93

16-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Red line on Block Plan is inconclusive. Does site include whole of proposed footpath? Does site boundary extend the edge of carriageway of adjoining roads?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

DJ Roberts

Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 19.3.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

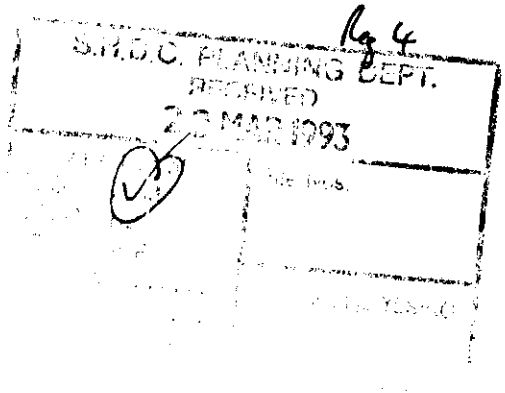
Planning Application H14/0222/93
Residential development, Flaxmill Lane, Pinchbeck

I write with reference to the above and whilst I must reiterate my previous concerns (H14/0192/89) relating to adjacent garage the design and layout of these dwellings has attempted to mitigate any potential noise impact and should provide a reasonable internal standard in accordance with planning guidelines (Circular 10/73) subject to alternative mechanical ventilation being provided.

The soundproofing of the garage workshop appears poor but if Committee were mindful to grant permission then enhanced screening of the workshop boundary should be considered. A high boundary wall with garages would obviously be preferable to parking spaces.

I trust this information is of assistance to you.

Director of Environmental Services



CAR COMMERCIAL VEHICLE ENGINEERS

VAT No. 119 8849 23

Night Phone
Spalding 723446, 722815, 711490

G. M. MOTORS

G. F. Gray L. J. Nicholls R. J. Gray

Milestone Lane, Pinchbeck,
PHONE SPALDING 725160
LINCS. PE11 3XR

COMMERCIAL VEHICLE M.O.T. SPECIALISTS

24 hour
Breakdown Service

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

Tax Point 24th February, 1993.

Ref; Proposed building plot/s on land at the corner of Flaxmill Lane and Milestone Lane, Pinchbeck adjacent to the workshops and yard of G.M. MOTORS.

Dear Sir,

I am writing to ask that we (G.M.MOTORS) be notified as and when plans are submitted for the above in order that we may list our objections to this matter.

DR/PW

Yours faithfully.

G.M.MOTORS.

P.S. Please acknowledge receipt of this letter.

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2377
Date received : 10-MAR-93

Received from

Patterson Properties

Address

The Coach House
Gosberton Bank
Gosberton
Lincs

Fee paid	£	720.00
VAT	£	0.00
Total received	£	720.00

Cash/Cheque : CHEQUE

Signed..... A R Maxwell .....
(Authorised Collector)

Notes & Schedules



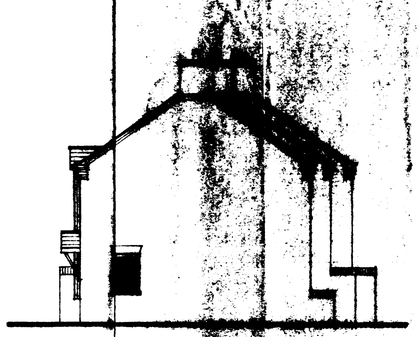
South-West Elevation



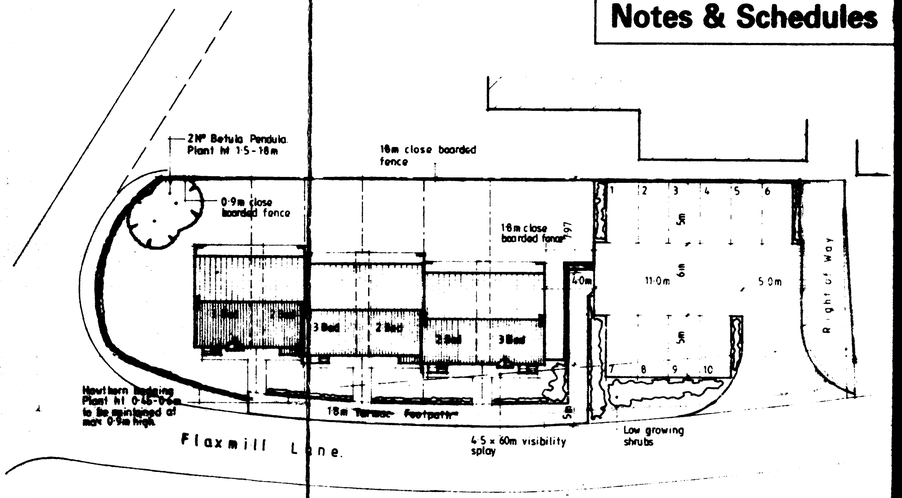
North-East Elevation



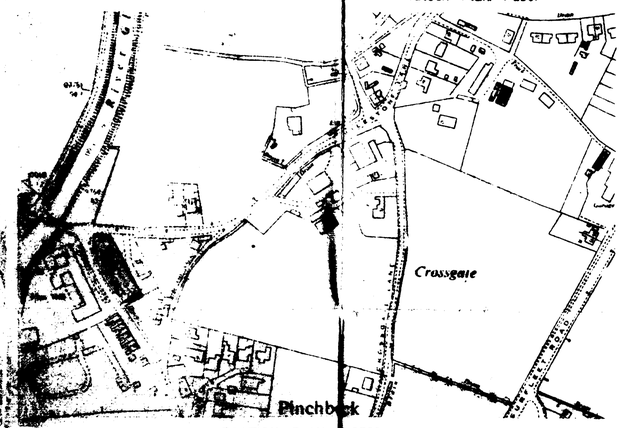
North-West Elevation



South-East Elevation



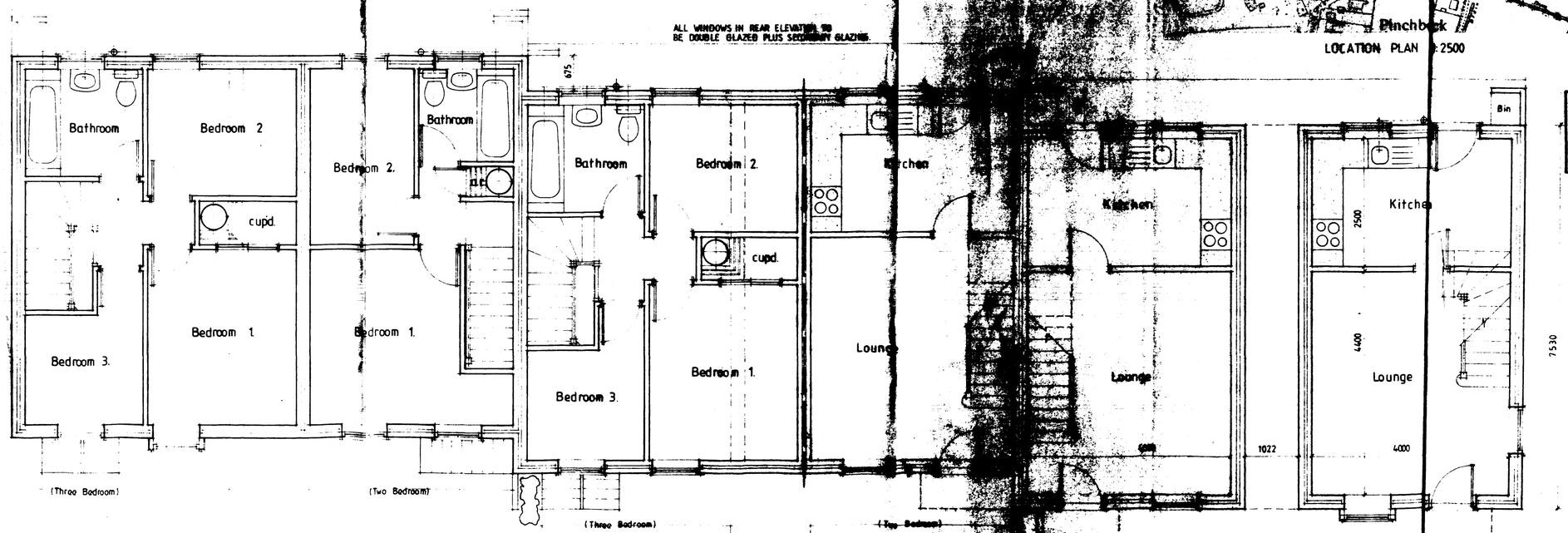
Block Plan 1:250.





LOCATION PLAN 1:2500

Flaxmill Cottages



SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1999
REF ..S00193..

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 22760

client
PATTERSON PROPERTIES

project
PROPOSED 6Nº TERRACED HOUSES
FLAXMILL LANE,
PINCHBECK,
SPALDING,
LINC'S.

drawing
FLOOR PLANS ELEVATIONS

scale	drawing no
1:50 1:100	LS 9232 1
date	drawn
MARCH '99.	