SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0279/93 Received:08-APR-93 Type:OUTLINE

Name: Eastman Securities Ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
(Architects, Design Consult.)
102 & 104 Newland
Lincoln
LN1 1YA

Description: Residential development

Location : Land adj. to residential development
Surfleet Road, 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

SOUTH HOLLAND DISTRICT COUNCIL

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

5 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

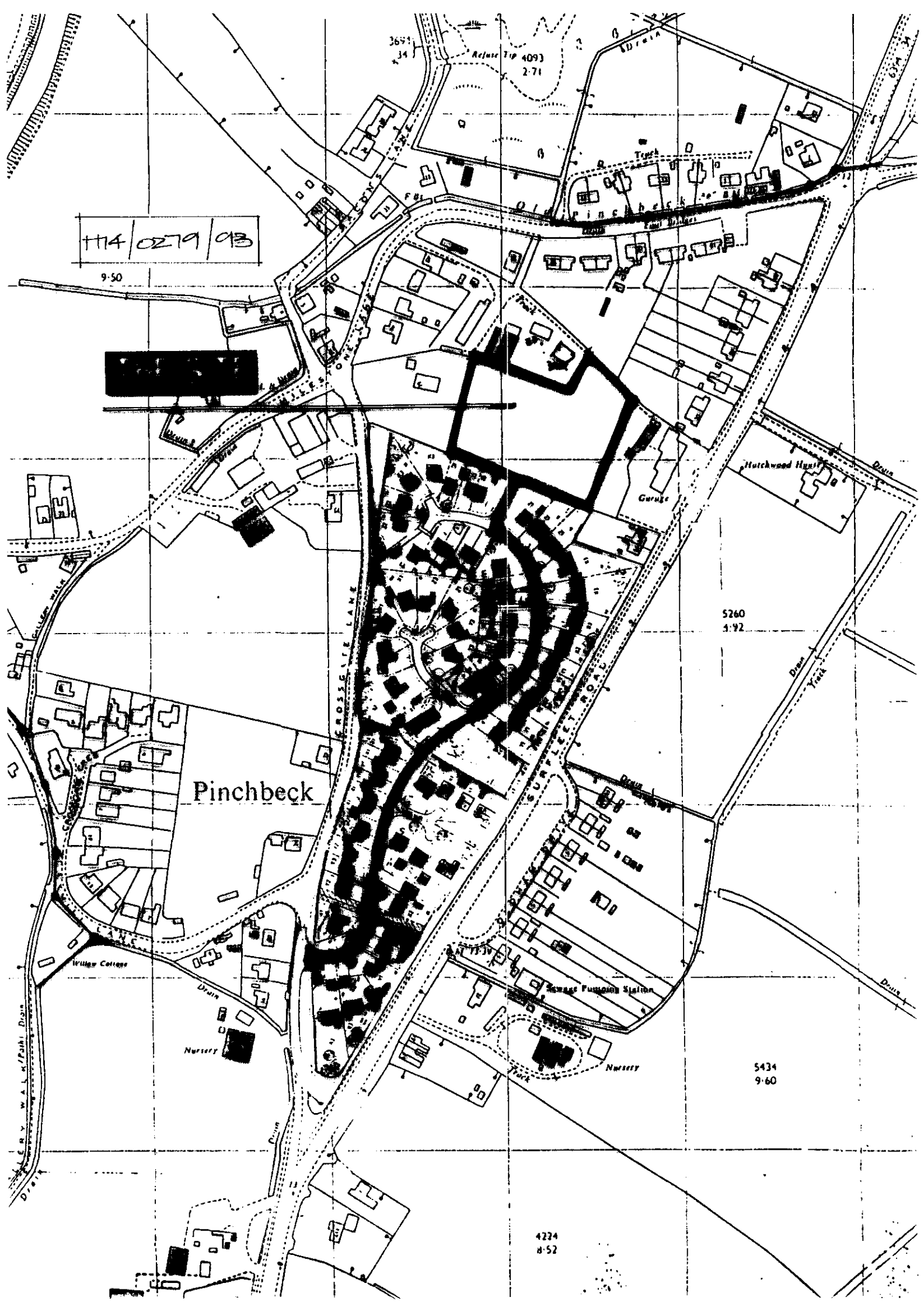
The applicants are advised that the final layout should pay due regard to the existence of a commercial garage premises to the east, in terms of layout and dwelling design in order to ensure a satisfactory level of residential amenity for future householders.

Director of Planning and Building Control Services
17-MAY-93 H14/0279/93

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)


H14/0279/93
Pinchbeck
Refuse Tip
Track
Drain
Gurugs
Hutchwood Hall
Sewage Pumping Station
Nursery
Nursery
Willow Cottage
5260
5434
4224

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

Application for permission to develop land etc.

Town and Country Planning Act 1990

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

	For official use only
Application no.	H14/0279/93.
Date received	24 MAR 1993
Grid reference	

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

1. Applicant (complete details below in block capitals)

Name Eastman Securities Ltd

Address Rand, Wragby
Lincoln LN3 5NJ

Tel. No.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name Costall Allen Design
Architects, Design Consultants

Address 102 & 104 Newland
Lincoln LN1 1YA

Tel. No. 0522 513800

OFFICE COPY

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

(a) Full address or location of the land to which this application relates (and site area if known): Land adjacent to residential development, Surfleet Road, Pinchbeck, Lincolnshire - site area, 0.83 ha

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

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: Residential development

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: Yes - remaining plots on approved residential development

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

State whether this application is for:-

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

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

(a) State

(i) Present use of buildings/land — Grassland

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

(iii) Has the site ever been disturbed, filled or contaminated? — Yes/No Not known

If yes, please supply details on a separate sheet.

5. Additional Information

(a) State whether the proposal involves:-

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

(b) State whether the proposal involves:-

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats	Yes	Reserved Matters
(ii) Alteration or extension	No	
(iii) Change of use	No	

(c) Size of any new structure:-

(a) height — Reserved Matters

(b) length

(c) width

(d) Type and colour of materials for facing external walls — Reserved Matters

(e) Type and colour of roofing materials — Reserved Matters

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — Reserved Matters

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? — No — If yes, complete Part 2 of this form

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

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

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

(k) (i) How will surface water be disposed of? — To existing surface water system Continue on page 4 if necessary

(ii) How will foul sewage be dealt with? — To existing public sewer

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

(m) Does the proposal affect a public right of way — No

6. Plans

List of drawings and plans submitted with the application

Drawing no 562A(X)/91/111

Fee: £840.00

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

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions relevant to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed	
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐

5.

	Existing floor space	Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) m²/sq.ft.	(a) m²/sq.ft.
(b) What is the amount of industrial floor space included *in the above figure*?	(b) m²/sq.ft.	(b) m²/sq.ft.
(c) What is the amount of office floor space?	(c) m²/sq.ft.	(c) m²/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) m²/sq.ft.	(d) m²/sq.ft.
(e) What is the amount of floor space for storage?	(e) m²/sq.ft.	(e) m²/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m²/sq.ft.	(f) m²/sq.ft.

6.

	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a)	(a)	(a)
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		

7. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage on the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	
8. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	
9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	
10. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"? If "Yes" state materials and approximate quantities	State Yes or No ☐

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed Costall Allen Design

*On behalf of Eastman Securities Ltd
(insert applicants name if signed by an agent)

Date 23rd March 1993

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters–see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990

Certificate A I hereby certify that:-

1. No person other than the *applicant / appellant was an owner *(a)* of any part of the land to which the *application / appeal relates at the beginning of the period of 20 days before the date of the accompanying *application / appeal

*2. None of the land to which the *application / appeal relates constitutes or forms part of an agricultural holding:

or

*2. *The applicant has / I have / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application / appeal was a tenant of any agricultural holding any part of which was comprised in the land to which the *application / appeal relates, viz:-

Name of Tenant *(e)*	Address	Date of Service of Notice

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

Signed .....

*On behalf of .....
(insert applicants name if signed by an agent)

Date .....

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

Form P1D

Town and Country Planning Act 1990 - Certificate under section 66

Certificate A*

I hereby certify that:-

1. No person other than the applicant was an owner **(a)** of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application;

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2. *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–

Name of tenant **(c)**	Address	Date of service of notice

Signed .....

*On behalf of .....

Date .....

Delete where inappropriate

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

(c) If you are the sole agricultural tenant, enter "None".

Town and Country Planning Act 1990 - Certificate under section 66

Certificate B*

I hereby certify that:–

1. *~~I have~~ / The applicant has given the requisite notice to all the persons other than *~~myself~~ / the applicant who, 20 days before the date of the accompanying application, were owners **(a)** of any part of the land to which the application relates, viz.–

Name of owner	Address	Date of service of notice
Mr R L Bright	30a Milestone Lane Pinchbeck, Spalding Lincs PE11 3XX	23rd March 1993

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2. */ I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–

Name of tenant **(c)**	Address	Date of service of notice

Signed K. Allen. Costall Allen Design

*On behalf of Eastman Securities Ltd

Date 23rd March 1993

Delete where inappropriate

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

(c) If you are the sole agricultural tenant, enter "None".

APPLICATION ASSESSMENT

Notes for Case Officer: gave photocopy of plan to M. Doughty re comments re access from site to Station Lane 11-5 requested comments by 18th.

Site Inspection — Accuracy — Neighbours — Boundaries

Site features — Other

Inspected by [illegible]
Date 20/4

Small garage to - House to west [illegible] (2 m from hedge)
Bungalows to North (open)

Notice posted by [illegible]
Date 20/4

garage to East - 2m
Part turning space.

Resident Notices required
No 30 Milestone Lane.
Sent No 61 Crowgate Lane Delivered

Case Officer Conclusions: good forecourt remain to site
Bungalows beyond
Part site occupied by green house
development site to south

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 .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

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:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PSM 14-4
DZ 14/4

		Requested	Sent
Extra Publicity:	Departure	14-4	2014
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:	Dept of Transport	.....	.....
	Environmental Serv.	14-4	15/4
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £840.

Receipt Issued P2462

Date first Rec'd 24 MAR 1993

Registration

Reference H14/0279/93.

Cross-Ref N/A.

Date 25/3/93.

Validation

TYPE OUTLINE

Earliest permission

Site area 0.~~63~~ 82

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 1050 ~~840~~.

Additional 210.

Refund 10 Apr 93.

Receipt P2534 Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 138

OS No's

Grid ref 524430 336720.

Ward NM

Parish PIBECK

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 1254

Linked to property

Ref

Planning Records:
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

H14/0279/93

OUTLINE

Applicant: Eastman Securities Ltd. Agent: Costall Allen Design
Tel: 0522 513800

Description: Residential development

Location: Land adj. to residential development
Surfleet Road, Pinchbeck,
Spalding, Lincs

Valid date: 08-APR-93 Terminal date: 03-JUN-93
Target dates: Target Committee: 12-MAY-93
To case officer 15-APR-93 Report deadline: 28-APR-93
Inspected by 22-APR-93
Extra contacts 29-APR-93 Case Officer:
Report if not clear by 13-MAY-93 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .82 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	15-APR-93	29-APR-93
Cllr T Bray 0775 723794 (Of	15-APR-93	29-APR-93
Cllr Mrs P J Buffham	15-APR-93	29-APR-93
Dir of Environmental	15-APR-93	29-APR-93
Owner/Occupier, 30 ~~Milestone~~ Lane	20-APR-93	04-MAY-93
Owner/Occupier, 61 ~~Crossgate~~ Lane,	20-APR-93	04-MAY-93
Site/Press Advert DEP	20-APR-93	11-MAY-93

L.C.C. – Obs Attached jcb 26/4/93

SITE DETAILS

Grid ref: 524430 326720
OS Sheets: 128 Parcel:

APPLICATION REFERENCE: H14/0279/93 DATE RECEIVED: 08-APR-93

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Land adjacent: residential development, Surfleet Road, Pinchbeck

APPLICANT: Eastman Securities Ltd AGENT: Costall Allen Design

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REASON FOR COMMITTEE CONSIDERATION

Outside present IBD.

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

RECOMMENDATION

Grant permission.

COMMENTS

1 Site has area of 0.82 hectares (2 acres) with access off new estate presently under construction.

2 Site is small-scale and logical extension to adjoining development.

3 Site outside present I.B.D. as contained in current local plan but land has been included in development area in Spalding and Pinchbeck - Local Plan Review - Consultation Draft.

4 Local Plan Review represents a material consideration in the determination of planning applications and has to be afforded considerable weight.
This application accords with the Council's declared strategy for the development of this area but final development will need to take account of proximity of garage to the east.

REPRESENTATIONS

Parish Council: Recommend approval.

Ward Member: Little information given to enable comments to be made. How many properties? How will adjoining properties be affected? Will there only be one access? What open area will be left?
Developer seems to have hit the right note. However, seems to be selling well and people moving in as soon as properties are completed - would welcome a site visit once further details are known.

Environmental Services: Proposed site abuts garage premises to the east and the applicants should be requested to indicate how they intend to protect the residential amenities by layout, screening, dwelling types, open spaces, etc, along that boundary.

Advert/Public: Expire 11 May, 1993 - any response will be reported.

---

1 TL2

SCHEDULE OF CONDITIONS

2 X SC1 - (Estate details).
3 2 C1 - (Estate road details).
4 3 C2(a)- (Road construction).
5 4 C3 - (Surface water run-off).

NOTE

6 X SUA The applicants are advised that the final layout should pay due regard to the existence of a commercial garage premises to the east, in terms of layout and dwelling design in order to ensure a satisfactory level of residential amenity for future householders.

Anglian Water

LATE OBS. Off. P.M. Date 5.5.
Salient points highlighted

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1993 DL
Attention of
DPO NPM
DDPO BS
JC ACP
Action by .....
Despatch with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

Our ref
SH/930034
Your ref
H14/0279/93

30-APR-93

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential development
Location : Surfleet Road, Pinchbeck
Applicant: Eastman Securities Limited

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

CONT...

CHARTER MARK

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

Philip Laws
Customer Services Manager

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

LATE OBS: Off...../Date.....
Salient points highlighted

Application no: H14/0279/93

Applicant: Eastman Securities Ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
(Architects, Design Consult
102 & 104 Newland
Lincoln
LN1 1YA

Description: Residential development

Location: Land adj. to residential development
Surfleet Road, Pinchbeck, Spalding, Lincs

Type: OUTLINE

Date received: 08-APR-93

15-APR-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 30-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
28 APR 1993
Date Reply Required
Acknowledge YES/NO

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W.H Fenwick

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0279/93.

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	4	2	6	7

2. Address or location

Surfleet Road / Cressgate Lane Pinchbeck

3. Name, classification and number of road

4. Date application referred 26-4-93.

5. State whether outline, detailed application etc.

OL

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

Residential Development

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: 26/4/93 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) C1

(2) C2(M)

(3) C3

Delete as appropriate

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

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

(1) C1

(2) C2(M)

(3) C3

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

BRIA. ..ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1993

Acknowledge YES/NO

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0279/93

Applicant: Eastman Securities Ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
(Architects, Design Consult
102 & 104 Newland
Lincoln
LN1 1YA

Description: Residential development

Location: Land adj. to residential development
Surfleet Road, Pinchbeck, Spalding, Lincs

Type: OUTLINE

Date received: 08-APR-93

15-APR-93

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 25-APR-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

I request that this application be considered by Planning Committee, because ~~of the size~~ of the apparent size of the proposed development - how many houses ~~concerned about~~.

There seems to be very little information given to enable comments to be made!! even for Outline Permission!
- how many properties?
- how will adjoining properties in Mulsterne have be affected.
- is there only going to be one access way in to the estate
- what open area will be left

I will add in passing that this particular developer seems to have

Signed: Pauline Buffham 22/4/93

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.4.93

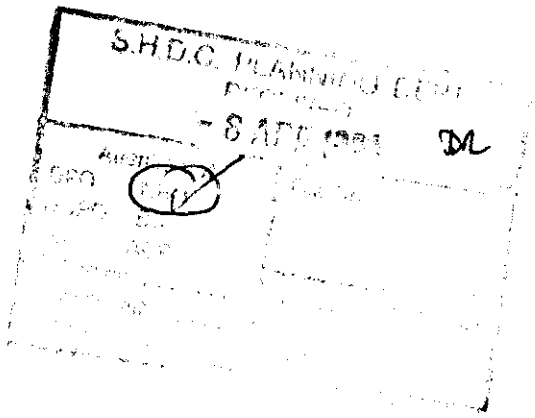
OUR REF: JC/SS/PC

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

Planning Application H14/0279/93
Residential development, Surfleet Road, Pinchbeck

The proposed site abuts garage premises to the east and the applicants should be requested to indicate how they intend to protect the residential amenities by layout screening, dwelling types, open spaces etc., along that boundary.

Director of Environmental Services



confirmation under section 3(1) of that Act. The Scheme makes provision for:

(i) the alteration of the boundaries of the South Holland Internal Drainage District;
(ii) the repeal of the "South Holland Embankment Act" 1973 section 18;
(iii) the repeal of the Moulton and Salt Marshes Act 1873 section 6(1) and section 30 (in part);
(iv) matters supplemental thereto or consequential thereon.

The Order will become final and have effect unless, during the period of thirty days after the date of publication of this Notice, a memorial is presented to the Minister by some person or body affected and having an interest sufficient for the presentation of a memorial (as prescribed in Article 6 of the Land Drainage River (River Authorities) General Regulations 1965 (SI 1965/4433) praying that the Order shall be subject to special parliamentary procedure.

A copy of the Order, together with a copy of the Scheme and of the map referred to therein, has been deposited at the offices of the South Holland Internal Drainage Board, "Marsh Reeves", Foxes Lowe Road, Holbeach, Spalding, Lincolnshire, PE12 7PA, at the National Rivers Authority, Anglian Region, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, PE2 5ZR and at the offices of the Ministry of Agriculture, Fisheries and Food, Room 308, Eastbury House, 30-34 Albert Embankment, London, SE1 7TL, for public inspection during normal office hours, within the period mentioned above.

R. A. HATHAWAY,
Assistant Secretary.
Ministry of Agriculture, Fisheries and Food.
Dated: April 6, 1993.

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
"AMENDED PLANS RECEIVED"

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

H14/0173/93
Mr N. Purvis FULL
Erect industrial storage shed and use site for purposes of storage and mixing of aggregates during production process.
Rear: Fishermans Arm PH, Pode Hole, Spalding, Lincs.
"AMENDED DESCRIPTION"

H14/0279/93
Eastman Securities Ltd OUTLINE
Residential development
Land adj to residential development
Surfleet Road, 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.

H16/0325/93
Broadgate Builders Ltd LB DEMOLITION
Part demolition to create access and car parking (14 spaces)
The Angel Inn, 34/35 Double Street, 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.

B. Smith
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

20 April, 1993.

z6235 ©WVN

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Tel: 0945 581445

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WOMEN CALL 0338 405 426
GAYLINE 0338 405 427

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Harlaxton Ma
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24th and 25th Apri
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Senior Citizens Disabled: £2.00
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Under 5: FREE FRE
2 MILES WEST OF GRANTHAM ON THE A607 TO
FURTHER DETAILS: MELITA CRAFT FA

J.W. Carnel
Tel. Holbeach 350
SUNDAY, 25th APR ANGLING '93 EXHIBITIO Depart Sutton Bridge
SUNDAY, 25th APR HARROGATE SPRING FLOW Depart Sutton Bridge
SUNDAY, 2nd MA BBC TOP GEAR CLASS SPORTS CAR SHOW A Depart Sutton Bridge
SUNDAY, 2nd MA LONDON ZOO Depart Holbeach 7.3
SUNDAY, 2nd MA HUNSTANTON Depart Holbeach 1.0
MONDAY, 3rd MA GREAT YARMOUT Depart Holbeach 8.0
MONDAY, 3rd MA ALTON TOWERS Depart Sutton Bridge
SUNDAY, 9th MA VALE OF EVESHAM & STRATFOR Depart Sutton Bridge
SUNDAY, 9th MA ½ DAY TOUR TO SKE Depart Sutton Bridge
MAY 29th-JUNE 5th LLAN
JULY 10th-17th NEWQUA
JULY 17th-24th PERTH &
AUG 7th-14th TENBY
AUG 28th-SEPT 4th WEY
AUG 20th-23rd EDINBURG
BLACKPOOL ILLUMINA SEPTEMBER 17th-1 OCT 1st-3rd, OCT 18t
EURODISNEY & PA MAY, JULY and AUG SEPTEMBER (on-site
BOOKING AGENT CATOURS TRAVEL, HO
12, 35, 45, 53, 55, 57 S COACHES FOR PRIVAT All our Coaches are now no

z7123 ©WVN

eal

ce Neal of West eet, Crowland, Fenland House gh, after an ill- ks. She was 85. n Clough, she he late William and was edu- lough School. nember of the ation at Crow- d the British , the Women's n and Spalding . She had been outh Holland d holidays in

of Mr G Fred- od, Park Lane, rvived by her al of Coventry Catherine Bur- Rosalyn Rome Hazel Tack of

was led by the at Crowland on April 8, fol- at Gosberton. were Mr M F A Burdekin, Mr fr and Mrs P C N Tack, Mr D H Wood, Mr R d), Mr F James

LPP
20/4/93

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.4.93

OUR REF: JC/SS/PC

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

Planning Application H14/0279/93
Residential development, Surfleet Road, Pinchbeck

The proposed site abuts garage premises to the east and the applicants should be requested to indicate how they intend to protect the residential amenities by layout screening, dwelling types, open spaces etc., along that boundary.

Director of Environmental Services

Rec'd from Roger Simon
16/4/93

hit the right note despite recession! Those houses seem to be selling well and people are moving in as soon as each property is completed.

I would welcome a site visit once further details are known.

FPS

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: H14/0279/93
Description: Residential development

Location: Land adj. to residential development
Surfleet Road, 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 11-MAY-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

20-APR-93

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Costall Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 51 3800 (6 lines)
Fax (0522) 51 2492

KA/SJF/562A(X)

5th April 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

SOUTH HOLLAND D.C.
PLAN DEPT
08 APR 1993
REF .....

For the attention of K Lowe

Dear Sirs

Proposed Residential Development, Land Adjacent to Surfleet Road, Pinchbeck for Eastman Securities Ltd - Ref H14/0279/93

Further to your letter dated 25th March 1993 (copy enclosed) with regard to the above, we enclose our amended Planning application form, which now indicates the complete site area of 0.82 hectares, and we would be pleased if this could be treated as the correct application form.

We also enclose our client's cheque to cover the additional prescribed fee required. (Unfortunately, this has been made out in the sum of £250.00 rather than £240.00 and perhaps you would arrange to refund the excess monies in due course).

We trust this now completes the application, but if you should have any queries or require additional information, please do not hesitate to contact the writer at this office.

Yours faithfully

Ken Allen
COSTALL ALLEN DESIGN

BRIA **MITH** 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: H14/0279/93

Applicant: Eastman Securities Ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
(Architects, Design Consult
102 & 104 Newland
Lincoln
LN1 1YA

SOUTH HOLLAND D.C.
PLAN DEPT
08 APR 1993
REF Valid

Description: Residential development

Location: Land adj. to residential development
Surfleet Road, Pinchbeck,
Spalding, Lincs

Type: OUTLINE

Date received: 24-MAR-93

25-MAR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

1 The access edged red needs to be included and will increase the site area of 0.63 hectares. Please amend the site area on the attached form and submit any additional fee if necessary.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

BRIA **MITH** 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 : P2534
Date received : 08-APR-93

Received from

Eastman Securities Ltd.

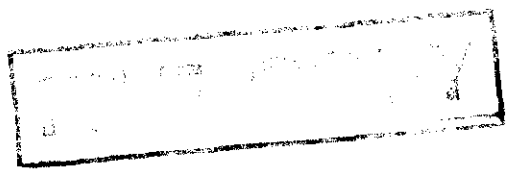
Address

Rand
Wragby
Lincoln

Fee paid	£	250.00
VAT	£	0.00
Total received	£	250.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)



BRIA. .MITH 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 : P2462
Date received : 24-MAR-93

Received from

Eastman Securities Ltd.

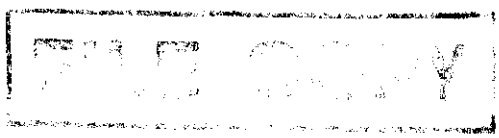
Address

Rand
Wragby
Lincoln

Fee paid	£	840.00
VAT	£	0.00
Total received	£	840.00

Cash/Cheque : Cheque

Signed.....K.Louse....
(Authorised Collector)



Costall Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 513800 (6 lines)
Fax (0522) 517492

KA/SJF/562A(X)

23rd March 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Proposed Residential Development, Surfleet Road, Pinchbeck

Please find enclosed four copies of our drawing no 562A(X)/91/111 relating to the above, together with Planning application forms and our client's cheque in the sum of £840.00.

We also enclose Certificate 'B' under Section 66 of the Town & Country Planning Act, and confirm that notice has been served on the owner of the site.

Should you have any queries or require additional information, please do not hesitate to contact the writer at this office.

Yours faithfully

K. Allen

Ken Allen
COSTALL ALLEN DESIGN

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: H14/0279/93

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H14/0272/94 Received:18-MAR-94 Type:RESERVED MATTERS

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
102 & 104 Newland
Lincoln
LN1 1YA

Description: Residential development

Location : Surfleet Road Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

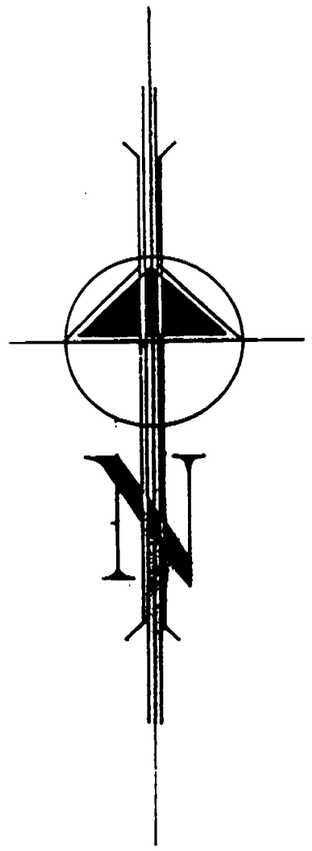
This permission is granted in accordance with the application submitted as revised by the amended details (letters) received by the Local Planning Authority on 28 March 1994 and 13 June 1994.

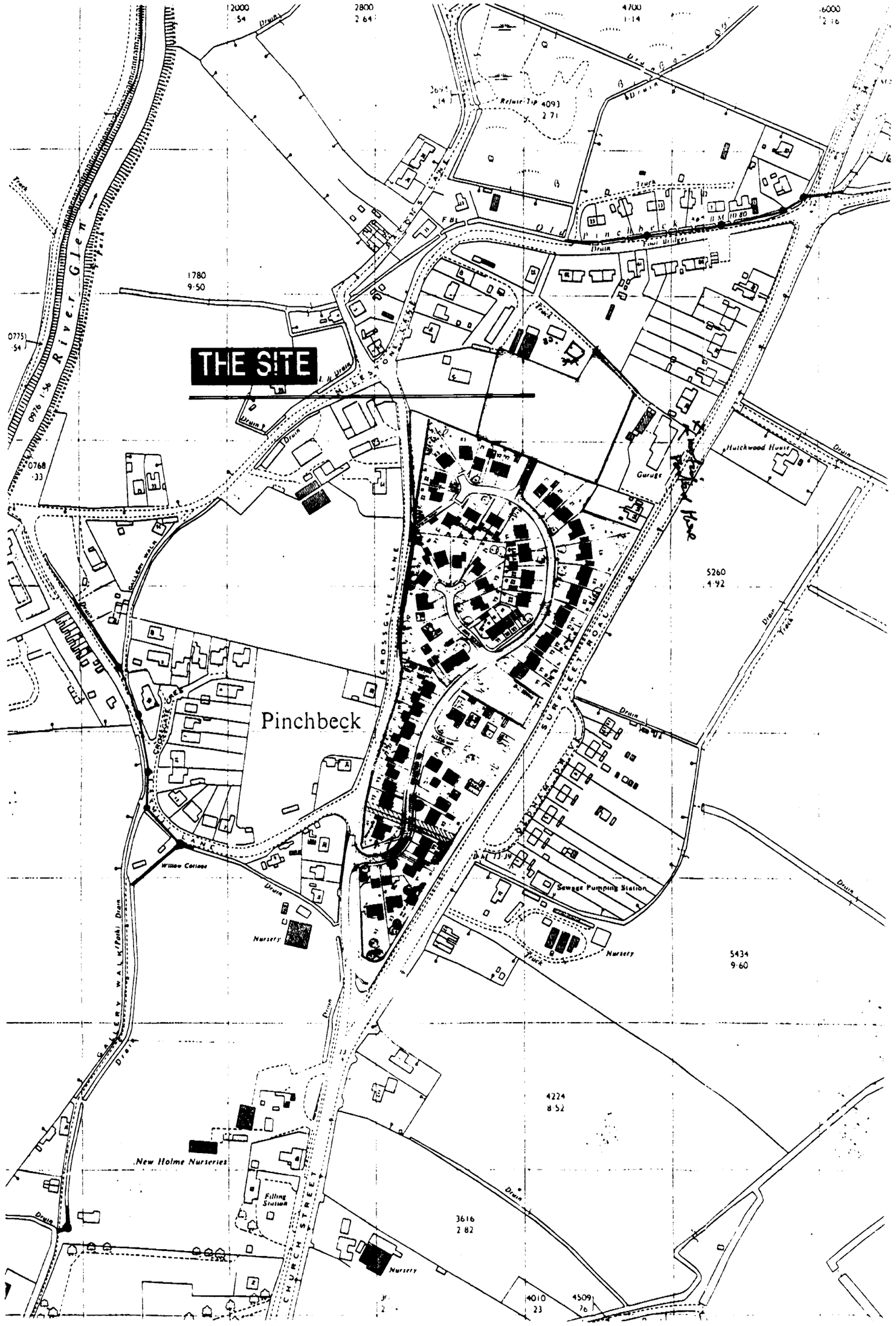
Your attention is drawn to conditions of outline permission H14/0279/93.

sgd B SMITH
Director of Planning and Building Control Services

13-JUL-94 H14/0272/94

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.





24 MAR 1993
H14/0279/93

RESIDENTIAL DEVELOPMENT SURFLEET ROAD PINCHBECK SPALDING
For EASTMAN SECURITIES LTD

SITE LOCATION PLAN

1:2500 | MARCH 1993

562A(X):91:111

Cestell Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
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