SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0141/92 Received:04-FEB-92 Type:OUTLINE

Name: R S Ward
"Park House"
99 Pinchbeck Road
Spalding
Lincs, PE11 1QL

Agent: R S Ward
"Park House"
99 Pinchbeck Road
Spalding
Lincs, PE11 1QL

Description: Erect three dwellings with garages & vehicular access (renewal of outline planning permission H16/1519/88)
Location : Adj. 99 Pinchbeck Road Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

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)

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

4 The accesses shall be paired as shown on the plan (reference H16/1519/88 dated 3 October 1988) accompanying the application.

Reason: To reduce to a minimum the number of individual access points to the Class II Road, in the interests of road safety, close to a level crossing.

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

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

6 Any gates to the vehicular access shall be set back 5.0 metres from the nearside edge of the carriageway of the road to which access is to be achieved, and shall open away from the highway.

Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

7 Before any development is commenced, a scheme to provide screen walls/ fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings are occupied.

Reason: In the interests of the amenities of the area and also to safeguard the amenity of residents of the proposed dwellings.

8 The details to be submitted of the design and construction of the dwellings shall take into account the need to safeguard the amenities of prospective residents from noise from the nearby railway line and CEGB substation.

Reason: To safeguard the amenity of residents of the proposed dwellings.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

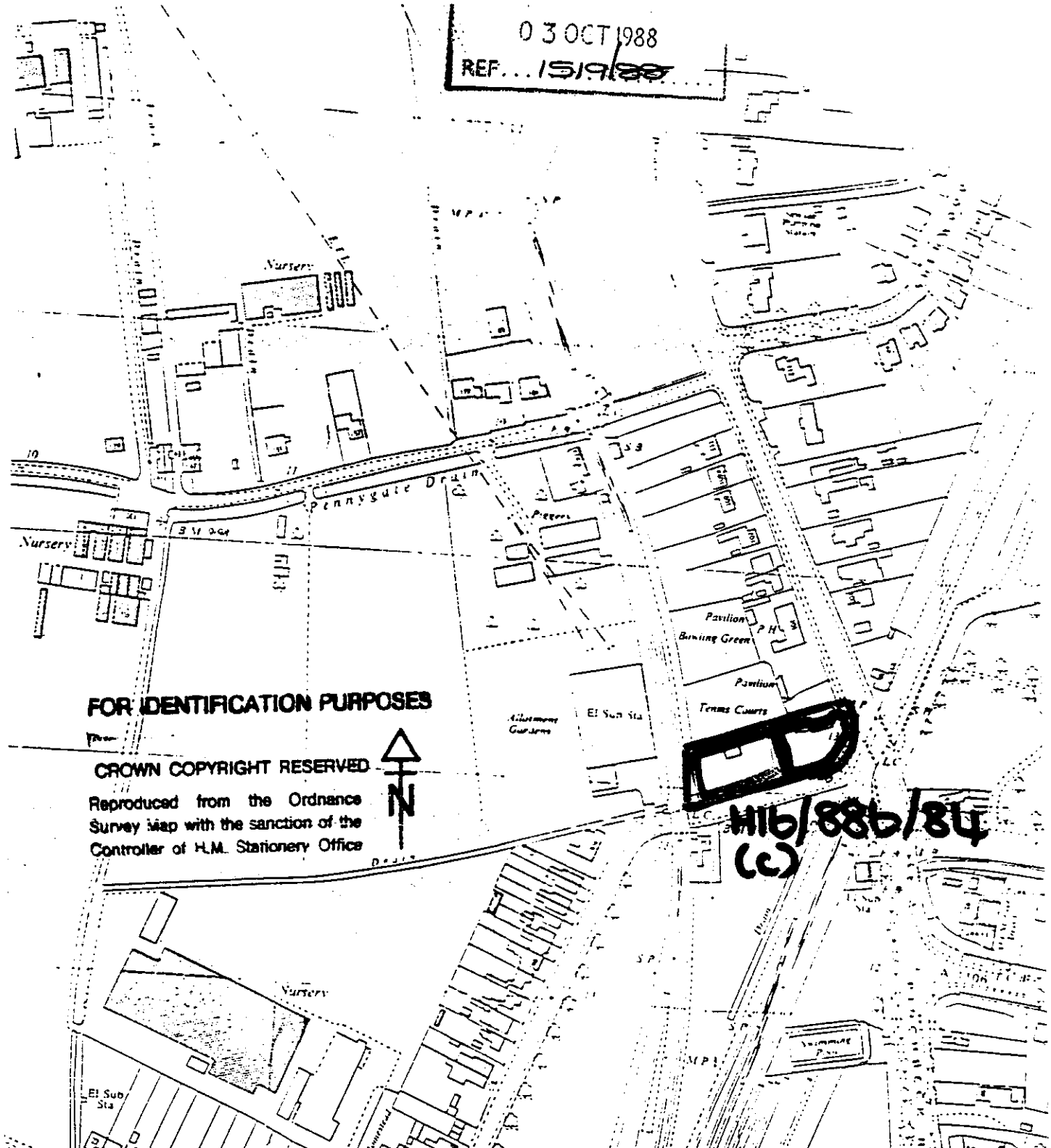
Director of Planning and Building Control Services
31-MAR-92 H16/0141/92

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)

0 3 OCT 1988
REF... 15/1988



H16/886/84
(c)

FOUR COPIES REQUIRED FOR OFFICE USE ONLY

PLANNING APPLICATION

For office use only

Application No. H16/0141/92

Date Registered 04 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. S. WARD
Park House
99 Pinchbeck Road
Spalding PE11 1QL

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land adjoining 99 Pinchbeck Road, Spalding

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of 3 dwellings with garages + vehicular access points + access for retained property

Please complete

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

Signed..... Date..... Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area 0.08 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

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.** You can use the notice at the bottom of the form to send to the owner. (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 R S Ward (Applicant/Agent) Date 3-2-92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 R S Ward Applicant/Agent) Date 3-2-92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE *UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971*

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days *from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding,* Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 25-3

Residents notified on site visit: Done

Case Officer Conclusions (Issues)

hedge to front either side entry needs
pathway to left one must see upgrading
road cut to one wall. Unit - theatre No 94 to right habitable

Case Officer Recommendations (summary)
Director is overlooked

Reference
Recommended approvals

Confirmed by
Case Officer

Yes / No

Yes / No

Any objection received? No
Yes
Yes / No

Reason:

Yes / No

Signed by Senior Officer
Signed

Reason:

Recommended refusals

Delete as appropriate
Comments on those applic

No

AND ONE OF ABOVE

Yes

Signed

Signed by
Senior Officer

Recommendation/decision report printed ..... checked/signed .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ------ Highway S/W ------ Agric appraisal ------

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other = B.R. + EMEB. The Occupier, The Gatehouse, Park Ca 14/2/92. Spalding.
The Landlord, The Royal Mail Coach, Pinchbeck Rd, Spalding 14/2/92

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued ..... No. PW1

Date First Received 04 FEB 1992

REGISTRATION

REFERENCE H16/0141/92.....

Cross-Ref .....N/A.....

Date. 5/2/92

VALIDATION Date.....

Type ..CONTINUE Earliest permission date (Cert B) .....

Site area ...0.08... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees:
- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....

Correct fee £ 110... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...6.2.92

Index Sheets ..123 OS Nos ..... Grid Ref S 534330 I 193630

Ward ..R... Parish ..SPALDING

Inside IBD ..YES Inside LP Area..YES

TR Rural	—	CA	/
TR Bypass	—	LB	/ Grade
Level crossing	YES	TPO	/
Footpath	—	Other:	

Linked to site.....Ref...307... Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0141/92 Type: OUTLINE

Applicant: R S Ward
Tel:

Agent: R S Ward

Description: Erect three dwellings with garages & vehicular access (renewal of outline planning permission H16/1519/88)

Location: Adj. 99 Pinchbeck Road
Spalding
Lincs

Valid date:	04-FEB-92	Terminal date:	31-MAR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	09-FEB-92	Report deadline:	11-MAR-92
Inspected by	14-FEB-92		
Extra contacts	19-FEB-92	Case Officer:	
Report if not clear by	10-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	07-FEB-92	21-FEB-92
Owner/Occupier		14-FEB-92	28-FEB-92
The Landlord		14-FEB-92	28-FEB-92
East Midlands Electr	0205 365181	14-FEB-92	28-FEB-92
British Rail Propert	071-837 5800	14-FEB-92	28-FEB-92
Department of Transp	0602 476121	14-FEB-92	28-FEB-92

LCC - Obs Attached JES 07/2/92

SITE DETAILS

Grid ref: 524630 323620
OS Sheets: 183 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0141/92 Type: OUTLINE

Applicant: R S Ward Agent: R S Ward
Tel:

Description: Erect three dwellings with garages & vehicular access (renewal of outline planning permission H16/1519/88)
Location: Adj. 99 Pinchbeck Road
Spalding
Lincs

Valid date: 04-FEB-92 Terminal date: 31-MAR-92
Target dates: Target Committee: 25-MAR-92
To case officer 09-FEB-92 Report deadline: 11-MAR-92
Inspected by 14-FEB-92
Extra contacts 19-FEB-92 Case Officer:
Report if not clear by 10-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	07-FEB-92	21-FEB-92

SITE DETAILS

Grid ref: 524630 323620
OS Sheets: 183 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0141/92 Received:04-FEB-92 Type:OUTLINE

Name: R S Ward
"Park House"
99 Pinchbeck Road
Spalding
Lincs, PE11 1QL

Agent: R S Ward
"Park House"
99 Pinchbeck Road
Spalding
Lincs, PE11 1QL

Description: Erect three dwellings with garages & vehicular access (renewal of outline planning permission H16/1519/88)
Location : Adj. 99 Pinchbeck Road Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

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

4 The accesses shall be paired as shown on the plan (reference H16/1519/88 dated 3 October 1988) accompanying the application.

Reason: To reduce to a minimum the number of individual access points to the Class II Road, in the interests of road safety, close to a level crossing.

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

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

6 Any gates to the vehicular access shall be set back 5.0 metres from the nearside edge of the carriageway of the road to which access is to be achieved, and shall open away from the highway.

Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

7 Before any development is commenced, a scheme to provide screen walls/ fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings are occupied.

Reason: In the interests of the amenities of the area and also to safeguard the amenity of residents of the proposed dwellings.

8 The details to be submitted of the design and construction of the dwellings shall take into account the need to safeguard the amenities of prospective residents from noise from the nearby railway line and CEGB substation.

Reason: To safeguard the amenity of residents of the proposed dwellings.

Authorised to issue:

27-MAR-92 H16/0141/92 AD..A.....DC..A.....

27/3

APPLICATION REFERENCE: H16/0141/92 DATE RECEIVED: 04 12 92

APPLICANT: R S Ward
Park House
99 Pinchbeck Road
Spalding
Lincs
PE11 1QL

AGENT:

TYPE: Outline

DESCRIPTION: Erect three dwellings with garages and vehicular access (renewal of outline planning permission H16/1519/88)

LOCATION: Adjacent 99 Pinchbeck Road, Spalding

County Highways: Request conditions.

Public Objections: No response.

East Midlands Electricity: Advise that low and high voltage cables run adjacent to and within site.

British Rail: Raises same concerns as far a recently refused application on this site:-

- Proximity of driveway of Plots 1 & 2 to level crossing.
- Crossing to be modernised, new barriers and close circuit t.v., surveillance and lighting tower.
- How practicable is an entrance from Public House Yard.
- If no alternative to access from Park Road it must be as far from the crossing as possible and wide enough to allow two large vehicles to simultaneously enter and leave the site, without one having to stop and wait for the other.

PREVIOUS DECISIONS
H16/0839/82 - Two Plots - Refused.
H16/0302/84 - Vehicular Access - Granted.
H16/0886/84 - Granny Annexe - Granted.
H16/0969/88 - Three plots - Refused.
H16/1519/88 - Erection of 3 dwellings with garages and accesses - Granted.
H16/0954/91 - Bungalow - Refused.

PLANNING ISSUES
1 This application is a renewal and it was received before the earlier application expired. It is possible to refuse the

renewal of planning permission if the planning circumstances have materially altered. I do not consider that British Rail's comments are sufficient to justify this. The proposed accesses are paired and 6 metres wide and therefore simultaneous access and egress will be possible for the majority of vehicles but not necessarily large vehicles as British Rail require.

RECOMMENDATION -

A Grant Permission.

1 SC 8 - (Details).
2 SC27 - (Implementation of Planting).
3 The accesses shall be paired as shown on the plan (reference H16/1519/88 dated 3 October 1988) accompanying the application.
4 B21 - (Turning Space).
5 B9 - (Gate Setback)...5.0 metres.
6 Before any development is commenced, a scheme to provide screen walls/fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings are occupied.
7 The details to be submitted of the design and construction of the dwellings shall take into account the need to safeguard the amenities of prospective residents from noise from the nearby railway line and CEGB substation.

Reasons

1-2 Standard.
3 B7...Class II Road...safety, close to a level crossing.
4 B21.
5 B5.
6 In the interests of the amenities of the area and also to safeguard the amenity of residents of the proposed dwellings.
7 To safeguard the amenity of residents of the proposed dwellings.

B Authorise Director of Planning and Building Control Services to write to British Rail to explain reason for decision.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 9.3.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H16/0141/92
Residential development, 99 Pinchbeck Road, Spalding

I write with reference to the above renewal and would reaffirm that subject to appropriate construction and design the impact of the railway and adjacent car park is capable of being controlled to an acceptable level, albeit should there be any major intensification in future then the residential amenity may deteriorate.

pp Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1992 PJ

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

File Nos.

Acknowledge YES/NO
by
date

S.H.D.C. PLANNING DEPT.
RECEIVED
26 FEB 1992
Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. PJ
Acknowledge YES/NO
by
date

London & South East Region

British Rail Property Board
London & South East Region
Great Northern House
79/81 Euston Road
London NW1 2RT
Telephone 071-837 5800
Fax 071-922 4600

Ext: 5642

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

FIRST CLASS POST

Your Ref: H16/0141/92
Our Ref: NE/ASU/ES/PE/91/228a

25th February 1992

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990: PROPOSED THREE DWELLINGS WITH GARAGES AND VEHICULAR ACCESS (RENEWAL OF OUTLINE PLANNING PERMISSION H16/1519/88) ADJACENT 99 PINCHBECK ROAD, SPALDING, LINCS.

With reference to this renewal of outline planning permission.

The application H16/0954/91 which the Board replied to in its letter dated 20 December 1991 had created considerable comment by the Engineering and Operating departments as well as the Department of Transport.

I have circulated copies of H16/0141/92 to the departments concerned for comment.

The principle concern with the previous application, although I am not clear how it relates in full to this outline application, was the proximity of the driveway from plots 1 and 2 to the Park Road Level Crossing and the problems thereby created for vehicles wishing to exit and turn right into Park Road across the Crossing.

You will be aware that this crossing is the subject of a modernisation plan which will involve the fitting of new barriers and the application of closed circuit television surveillance.

The Level Crossing Safety Section made the point that it would be preferable not to have any access from Park Road because of the proximity to the crossing and have asked how practicable an entrance via the Public House Yard would be.

In any case if there is no alternative than to have an access from Park Road, it must be as far from the Level Crossing as possible and be wide enough to allow two large road vehicles to simultaneously enter and leave the site, without one vehicle having to stop and wait for the other vehicle to clear the access.

Cont...../2

S482NN04-1
DS 25.02.1992

Recycled paper

A Division of British Railways Board

I must also point out that a prominent feature of the modernisation of the Level Crossing will be a lighting tower to facilitate closed circuit TV monitoring during the hours of darkness.

The Board reserves the right to place the tower and other equipment in any position which is most appropriate to the safety of the location.

I enclose a copy of my previous reply and of a letter from the Department of Transport.

I will reply further if I receive any more comments.

Please advise me of the decision.

Yours faithfully

E SARGIESON
Surveying Assistant

S482NN04-2
DS 25.02.1992

East Midlands Electricity

Our Ref: MVJ/EO4.2/1992
Your Ref: H16/0141/92

If telephoning please ask for: M. V. Jones
Extn. 3752

Sleaford Road, Boston,
Lincolnshire PE21 8EG

Tel: (0205) 365181
Facsimile: (0205) 310264

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1992 P.U

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

File Nos.

Acknowledge YES/NO
by
date

South Holland District Council
Planning Department
Council Offices
Prior Road
SPALDING
Lincs.

For the attn. of Mr. P. Udy

19 February 1992

Dear Sirs

PLANNING APPLICATION FOR THREE DWELLINGS - LAND REAR OF 99 PINCHBECK ROAD, SPALDING

I refer to the above planning application which I understand supersedes earlier application ref: H16/0954/91, dated 22 November 1991.

I enclose further copies of our mains records for the area concerned, together with a copy of my letter of 4 December 1991 relating to the previous planning application.

My comments within this letter are still applicable, and indeed are all the more important in view of the increased number of dwellings that may be built.

Should planning permission be granted then would you please ask the applicant to contact this office at the earliest opportunity.

If you or the applicant require any further information then please contact my Planning Engineer, Mr. M. V. Jones on the above telephone number.

Yours sincerely

(D. A. Tuley) District Planning Engineer
East Lincolnshire District

Copy

MVJ/EO4.2/1991/3754

H16/0954/91

Mr. M. V. Jones
Ext: 3754

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.. PE11 2XE
F.A.O. MR. P. J. UDY

4 December 1991

Dear Sirs,

PLANNING APPLICATION FOR NEW BUNGALOW - LAND REAR OF 99 PINCHBECK ROAD, SPALDING

I refer to the above planning application and return copies of our mains records for the area.

From these you will see that there are various low and high voltage cables adjacent to and within the area concerned. There are especially high voltage cables towards the south west corner of the plot near to the Park Road railway crossing.

These cables form part of our main 11 KV distribution network for Spalding town and surrounding area and emanate from our Park Road 33/11 KV substation just over the railway.

These cable routes across the applicants land are held on a wayleave granted by the present owners, Mr. & Mrs. Ward.

It is important that this route is retained, and I would request that the applicant contacts this office at the earliest opportunity in order that our interests can be discussed in conjunction with his proposals.

If you or the applicant require any further information then please contact my Planning Engineer, Mr. M. V. Jones, on the above telephone number.

Yours faithfully,

(D. A. Tuley) District Planning Engineer,
East Lincolnshire District.
DC

East Midlands Electricity PLC

EAST LINCOLNSHIRE DISTRICT
SLEAFORD ROAD, BOSTON, LINCOLNSHIRE PE21 8EG
Telephone: (0205) 365181

Based upon the O.S. Map of 19.....with the permission of the controller of H.M. Stationery Office.

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East Midlands Electricity plc NOTICE

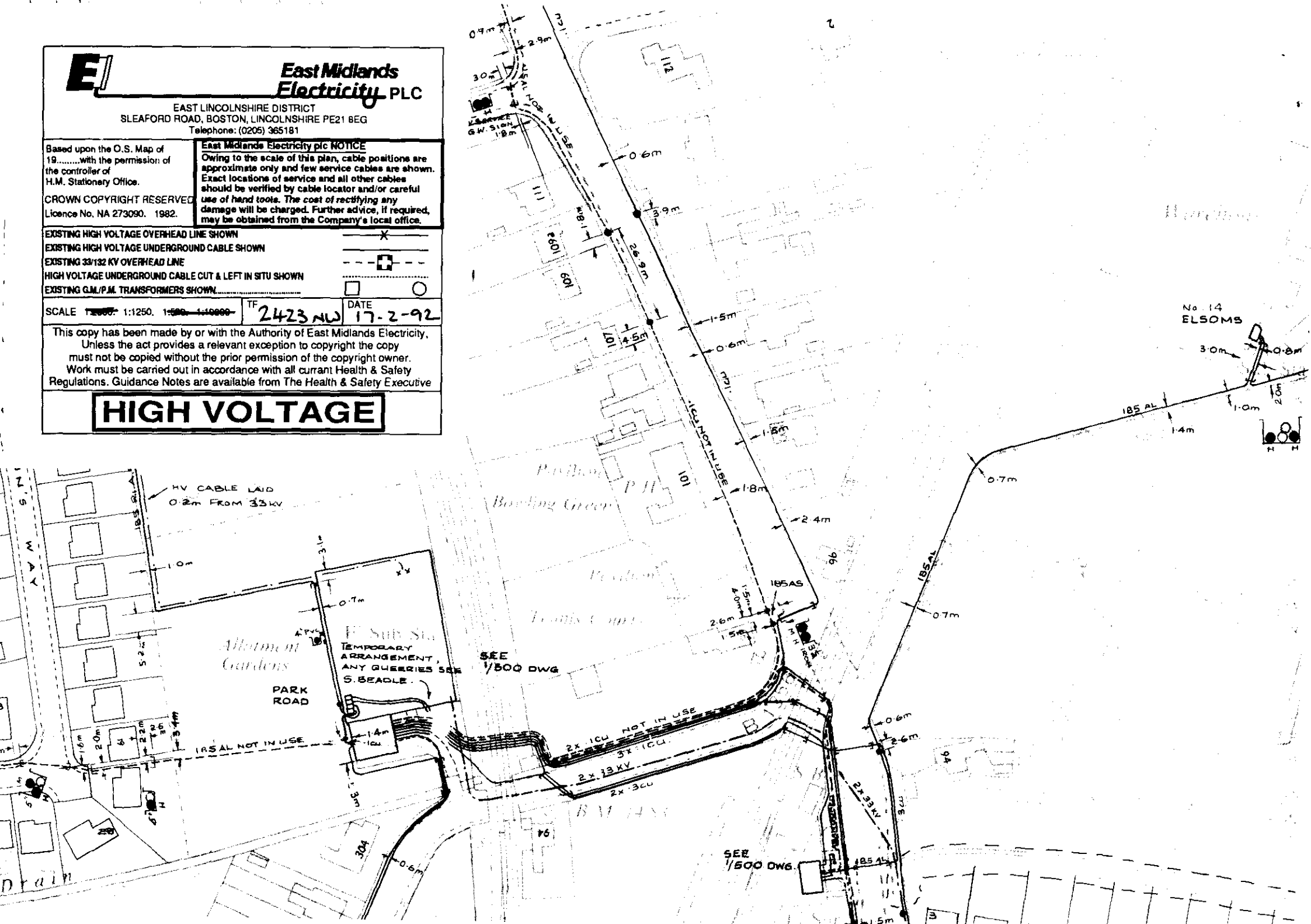
Owing to the scale of this plan, cable positions are approximate only and few service cables are shown. Exact locations of service and all other cables should be verified by cable locator and/or careful use of hand tools. The cost of rectifying any damage will be charged. Further advice, if required, may be obtained from the Company's local office.

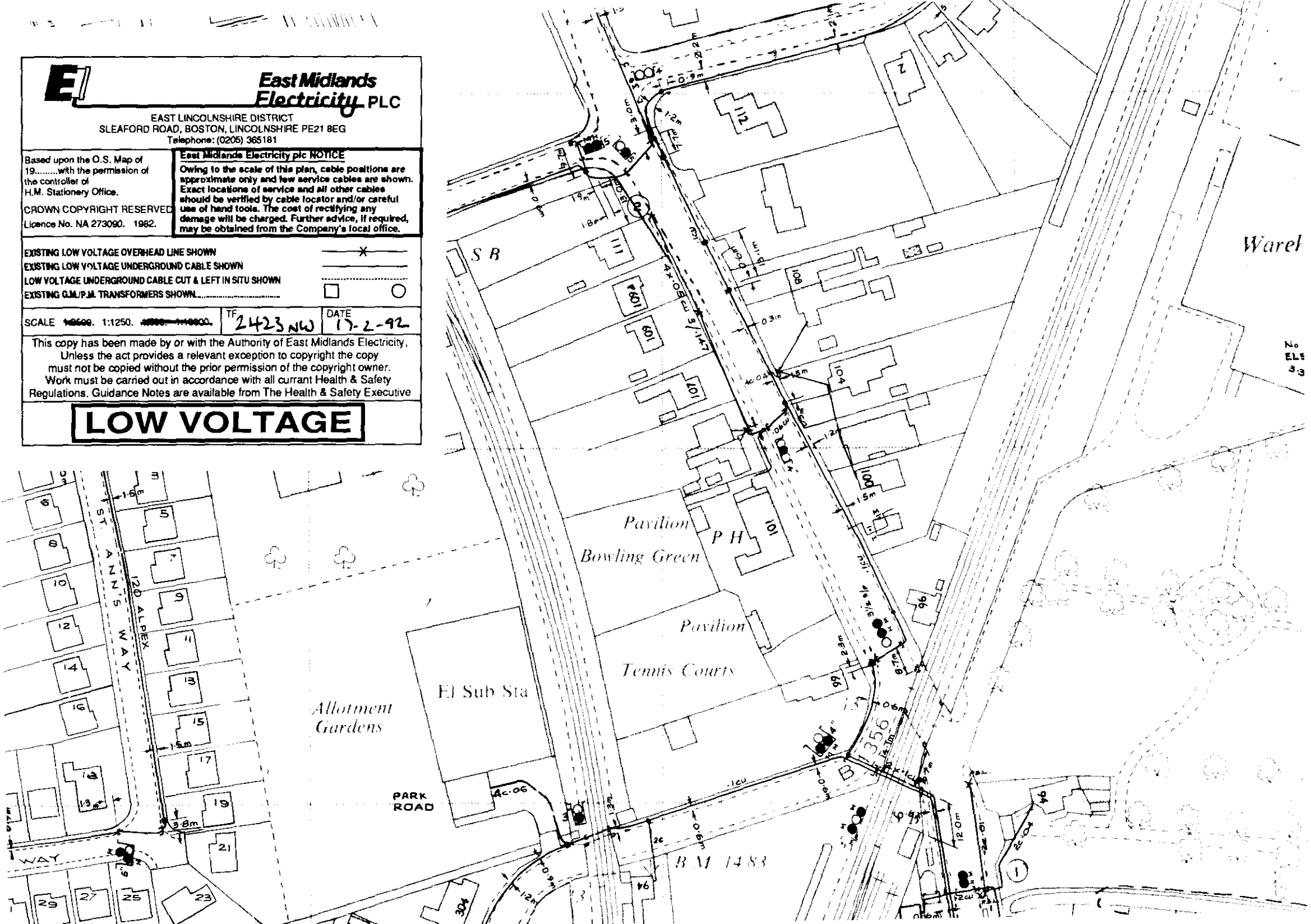
EXISTING HIGH VOLTAGE OVERHEAD LINE SHOWN
EXISTING HIGH VOLTAGE UNDERGROUND CABLE SHOWN
EXISTING 33/132 KV OVERHEAD LINE
HIGH VOLTAGE UNDERGROUND CABLE CUT & LEFT IN SITU SHOWN
EXISTING G.M./P.M. TRANSFORMERS SHOWN.....

SCALE ~~1:500~~ 1:1250. ~~1:500. 1:10000~~ | TF 2423 NW | DATE 17-2-92

This copy has been made by or with the Authority of East Midlands Electricity. Unless the act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner. Work must be carried out in accordance with all currant Health & Safety Regulations. Guidance Notes are available from The Health & Safety Executive

HIGH VOLTAGE




East Midlands Electricity PLC
EAST LINCOLNSHIRE DISTRICT
SLEAFORD ROAD, BOSTON, LINCOLNSHIRE PE21 8EG
Telephone: (0205) 365181
Based upon the O.S. Map of 19.....with the permission of the controller of H.M. Stationery Office.
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EXISTING LOW VOLTAGE OVERHEAD LINE SHOWN
EXISTING LOW VOLTAGE UNDERGROUND CABLE SHOWN
LOW VOLTAGE UNDERGROUND CABLE CUT & LEFT IN SITU SHOWN
EXISTING G.M./P.M. TRANSFORMERS SHOWN
SCALE 1:1250.
TF 2423 NW
DATE 17-2-92
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LOW VOLTAGE
ST ANN'S WAY
120 ALPEX
Allotment Gardens
El Sub Sta
PARK ROAD
Pavilion
Bowling Green
P H
Pavilion
Tennis Courts
B 1356
RM 1483
Warel

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0141/92.

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	6	2	3	6.

2. Address or location

ADJ 99 PINCHBECK ROAD, SPALDING

3. Name, classification and number of road

ACCESS FROM PINCH ROAD II

4. Date application referred 20/12/92.

5. State whether outline, detailed application etc.

OL.

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

ERECT 3 DWELLINGS WITH GARAGES & ACCESS (RENEWAL OF OL. P.P H16/1519/88).

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: 22-2-92 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) The proposed accesses shall be paved as shown on the orginal submitted plan

(2) B21 - - accesses - -

(3) B9 - - 5·0m

Delete as appropriate

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

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

(1) B7 - - - Class II Road - - - Safety, Close to a level crossing

(2) B21

(3) B5.

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

While You Were Out

Date 8/1 Time _____ ☐ am ☐ pm

To Peter

From Me

M Jane Bach

of DTP Arts

Telephone _____

☑ Telephoned	☐ Will call again
☐ Called to see you	☐ Returned your call
☐ Wants to see you	☐ URGENT
☑ Please call	☐ Visited your office

Message

H 16/14/92 re-submitted proposal outline - are plans same? Proposed budget YES

CAMBRIDGE A SPICERS PRODUCT

REF. B71973

South Holland District Council
Planning Department
Spalding.

R. S. Ward.
Park House
99. Pinchbeck Road
Spalding.
Lincs.
PE11 1QL

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1992
REF H16/0141/92

3rd Feb - 1992.

Reference H16/1519/88

Dear Sir/Madam,

I would like to extend the Outline Planning Permission for a further period.

The reason for this is that in the past three years there has been a depressed land and building market which hopefully will improve.

Yours Sincerely
R S Ward

Allison Homes
T/A Swallow Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

Mr P J Udy

PJU/JK/H16/0141/92

DM/JCR/S2946

22 April, 1994

Dear Sir

Proposed Residential Development off Park Road,
Rear of 99 Pinchbeck Road, Spalding

I refer to your coloured plan referenced PRS/SK/05, which you recently submitted with a letter.

The plan does help to overcome my initial fears regarding overlooking from the single bed units, but I am still concerned that the proposed number of units is too many.

I have shown the plan to a representative of Lincolnshire County Highways Department, who has made the following comments. He raises objection to the proposal on highway grounds because the turning facilities within the communal car parking area are inadequate, which would lead to vehicles reversing onto a Class 2 County road, close to a railway level crossing. This, he advises, would not be acceptable to the Department of Transport. In addition, due to the distance between Plots 5 and 6 and the communal car parking area, vehicles are likely to be parked on the highway outside these properties close to a bend, to the detriment of other road users.

I have previously intimated that the location of the car parks access onto Park Road could lead to concerns from the Department of Transport and British Rail and I suggest that before you submit a planning application you seek their advice on the access arrangements.

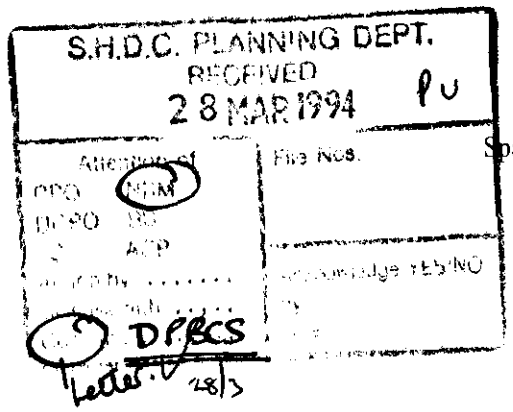
Yours faithfully

pp

N R MIDLEN
Principal Planning Officer (Development Control)

ALLISON
HOMES

Our ref: DM/JCR/S2946



Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

B. Smith Esq.
Chief Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

25th March, 1994

Dear Brian,

Proposed Residential Development off Park Road,
Rear of 99 Pinchbeck Road, Spalding

We have been in consultations with your Planning Assistant, Mr. Udy regarding our sketch proposals for the above site.

From the comments made about our first sketch layout (drawing 01 enclosed) we have endeavoured to improve our proposal.

Our current suggestion (drawing 04) has been discussed again with your officers and I enclose a copy of their reply.

The purpose of this letter is in respect of the rear garden sizes to Plots 3 & 4 and their proximity to one another. You may recall we had a discussion some time ago about the design possibilities of one bedroom dwellings.

I now enclose a print of our latest layout drawing no. PRS/SK/05, which I hope illustrates our proposals more fully. In order for the one bedroom corner unit to work, the garden area must be reduced, and as I recall you felt that under certain circumstances, and being a one bedroom dwelling, a reduced garden area could be acceptable. From the drawing enclosed you will also appreciate there is no question of overlooking.

In my opinion, I feel the scheme would prove to be very attractive, has interest and cohesion, and is not in fact an over development of the site.

I therefore hope that the doubts expressed about the rear garden areas of plots 3 & 4 could be reconsidered, and I look forward to hearing from you. In fairness to your officers I feel we may not have presented our proposal as well as I hope we are now doing.

I rest my case - and no doubt you are resting your leg!

Regards,

David

David Mee,
Managing Director

Allison Homes is a trading name of
SWALLOW HOMES LTD
Registered Office: 28 Wide Bargate, Boston, Lincs. PE21 6RT Registered No. 2669767/England
Directors: D. Mee, K. S. Hick, H. R. M. Jones, K. M. Taylor

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Allison Homes
T/A Swallow Homes
Banbury Close
West Elloe Avenue
Spalding
Lincolnshire

Your Contact: P J Udy

Our Ref: PJU/SJS
H16/0141/92

Your Ref:

Date: 15 March 1994

For attention of Mr G Mitchell

Dear Sir

Sketch proposals for development - 99 Pinchbeck Road, Spalding - Mr D Ward

I refer to your plans, which you left with my Planning Assistant, following your meeting on 3 March 1994 and offer the following comments.

I consider that the numbers proposed for the site are too great, which result in the site appearing overdeveloped, which is exemplified by the lack of rear garden space to 3 and 4. This will also result in Unit 4 having a good view of the rear garden of Plot 2, which I consider to be unacceptable.

I also consider that the position of the access way will cause concerns to the Department of Transport and British Rail, although I have not been able to verify this with them. I can appreciate that this layout is required in order to maximise the distance between the railway and the buildings in order to reduce the affect of the railway on them.

Yours faithfully

pp N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. Udy - SHDC.

Planning Reference.....

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

Proposed Development off Park Road Spalding

I refer to the plans submitted by Allison Homes for this site.

I would object to this proposal, for six dwellings on highway grounds for the following reasons:-

(1) There is no turning facilities within the communal car parking area. Vehicles would therefore have to reverse out onto the Class II County Road, close to a railway level crossing to the detriment of highway safety. This would not be acceptable to the D.O.T.

(2) Due to the distance of ~~four~~ Plots 5 and 6 from the car parking vehicles will be parked on the highway outside these properties, close to a bend, to the detriment of other road users

Date 20-4-90

Signed .....

Director of Highways and Planning

HOMES

Our ref: DM/JCR/S2946

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAR 1994
File Nos.
DPBCS

B. Smith Esq.
Chief Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

25th March, 1994

Dear Brian,

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SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Allison Homes
T/A Swallow Homes
Banbury Close
West Elloe Avenue
Spalding
Lincolnshire

Your Contact: P J Udy

Our Ref: PJU/SJS
H16/0141/92

Your Ref:

Date: 15 March 1994

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Yours faithfully

pp N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

meeting with P. Rowe.

Railway crossing may be automated.
Swan, Hopkins, Keep gates black BR may be
Concerned about access close to crossing.
Hedge to path?
Fence to rear, poss over to rear of footpath
to overcome tunnel effect
P.O.T. 28 days
new PPG 15m to track ∴ position may need
moving.

- Better to keep existing ~~access~~ dwelling
served by new access than have
private access

No may need 74

Proj 3-2

222. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H18/0137/92 Mr & Mrs I J Ward		Bungalow on land adjacent to 89 Peterspoint, Sutton Bridge.
H18/0138/92 Mr & Mrs I J Ward		Siting of two caravans whilst bungalow is under construction on land adjacent 89 Peterspoint (fronting onto Railway Lane), Sutton Bridge.

(Subject to the word "dependent" being inserted before "family" in condition 2.)

H16/0141/92 R S Ward	O.A.	Three dwellings with garages and vehicular access (renewal of outline planning permission H16/1519/88) adjacent to 99 Pinchbeck Road, Spalding.
H23/0152/92 Mr & Mrs P Cadwell		House adjacent "Hayseeds", Roman Bank, Saracens Head.
H14/0216/92 Mr & Mrs G Scase		Two storey extension to dwelling at "Twelve Trees", Mill Green Road, Spalding.
H11/0191/92 Mr & Mrs H Holmes	O.A.	Dwelling and garage including details of means of access at 16 Station Road, Long Sutton.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H14/1184/91 Mr D Pite	Bungalow on land off Burtey Fen Lane, Pinchbeck.

(The above application was refused planning permission, contrary to the recommendation of the Director of Planning and Building Control Services, for the reasons recommended by the Director of Planning and Building Control Services in respect of application reference H14/1623/89).

H14/1189/91 Mr D Pite	Change of use to horticultural and wholesale distribution of plants and dried flowers (registered as H14/0563/90) on land off Burtey Fen Lane, Pinchbeck.

(The above application was refused planning permission, contrary to the recommendation of the Director of Planning and Building Control Services, for the reasons recommended by the Director of Planning and Building Control Services in respect of application reference H14/0563/90.)

H11/0008/92 Mr J Moore	O.A.	Bungalow with garage at 68 Station Road, Long Sutton.
H23/0049/92 Whaplode Manor Caravan Park		Golf driving range at Manor House Road, Saracens Head.

(Councillor B. Alcock declared an interest in the above application and left the Council Chamber during consideration thereof. Councillor T. Bray took the Chair.)

16/2 0.08

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

COPY
For Information

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1992
REF H16/0141/92

REFERENCE : H16/1519/88

DATE RECEIVED : 3 10 88

APPLICANT : Mr & Mrs R S Ward
99 Pinchbeck Road
Spalding
Lincs

AGENT : R Longstaff & Co
5 New Road
Spalding
Lincs

TYPE : Outline GRID REF : 524610 323620

DESCRIPTION : Erection of 3 dwellings with garages and vehicular access points & access for retained property

LOCATION : Land adjoining 99 Pinchbeck Road, Spalding

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

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 41 of the Town and Country Planning Act 1971.

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

Reason: The application was submitted in outline only.

/cont....

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

SOUTH HOLLAND DISTRICT COUNCIL

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

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

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

4 The accesses shall be paired as shown on the plan (Ref. H16/1519/88 dated 3 October, 1988) accompanying the application.

Reason: To reduce to a minimum the number of individual access points to the Class II Road, in the interests of road safety, close to a level crossing.

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

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

6 Any gates to the vehicular access shall be set back 5 metres from the nearside edge of the carriageway of the road to which access is to be achieved , and shall open away from the highway.

Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opening or closed, in the interests of road safety.

7 Before any development is commenced, a scheme to provide screen walls/fences, including details of their height, design and position shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings are occupied.

Reason: In the interests of the amenities of the area and also to safeguard the amenity of residents of the proposed dwellings.

/cont.....

H16/1519/88

8 The details to be submitted of the design and construction of the dwellings shall take into account the need to safeguard the amenities of prospective residents from noise from the nearby railway line and CEGB sub-station.

Reason: To safeguard the amenity of residents of the proposed dwellings.

District Planning Officer
9th February, 1989

Notes to Applicant

1 The applicant is advised that several 11,000 volt underground cables exist in the south west corner of the site (EMEB plan dated 1st December, 1988 enclosed).

2 The attention of the applicant is drawn to the location of the railway on the western boundary. The erection of a 2.5 metre solid wall would be advisable here.

3 The applicant is advised that noise sensitive rooms should be sited away from the CEGB sub-station and railway as far as possible.

of prospective residents from noise from the nearby railway line and CEGB sub-station.

Reason: To safeguard the amenity of residents of the proposed dwellings.

District Planning Officer
9th February, 1989

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Allison Homes
T/A Swallow Homes
Banbury Close
West Elloe Avenue
Spalding
Lincolnshire

P J Udy

PJU/SJS
H16/0141/92

15 March 1994

For attention of Mr G Mitchell

Dear Sir

Sketch proposals for development - 99 Pinchbeck Road, Spalding - Mr D Ward

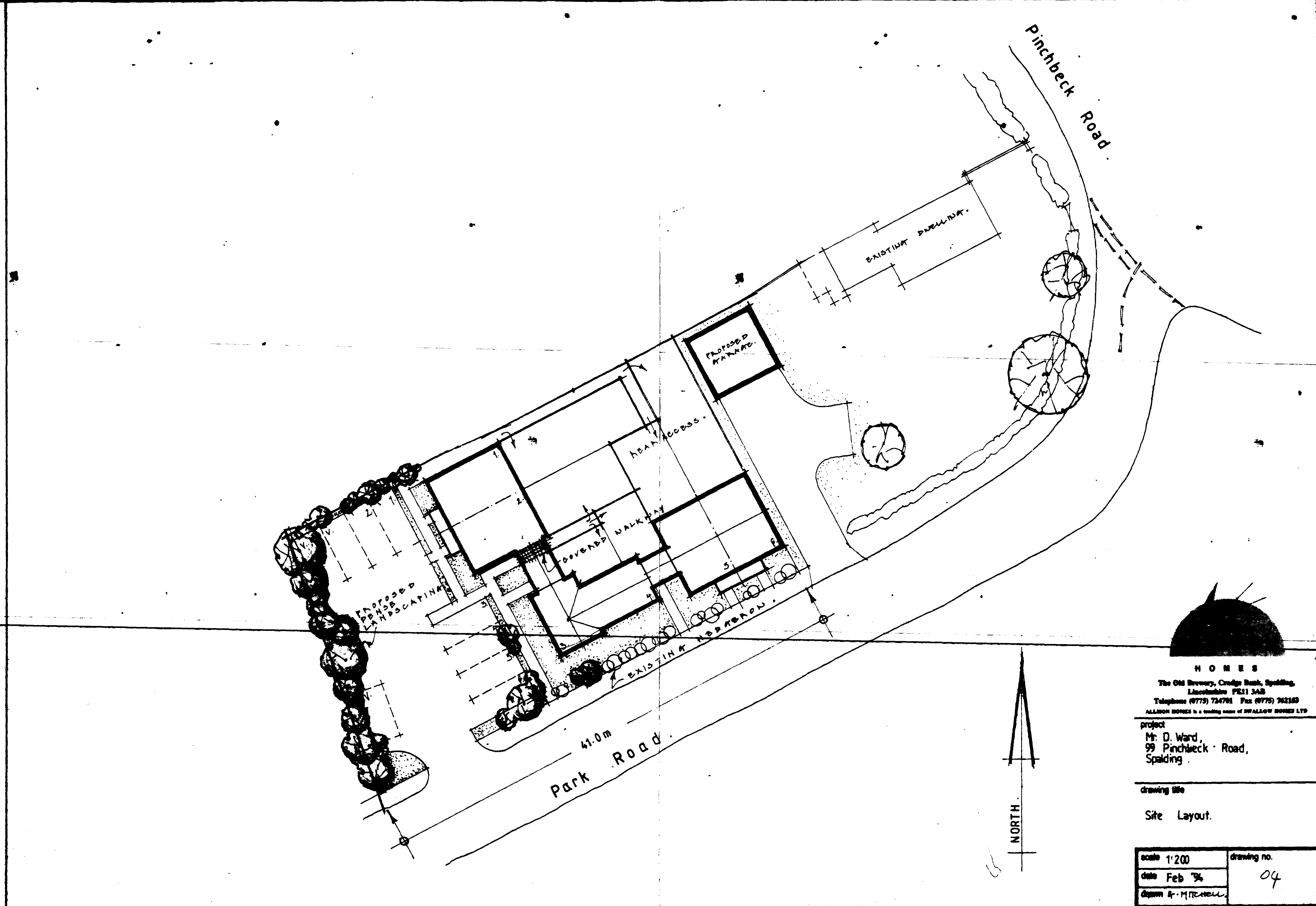
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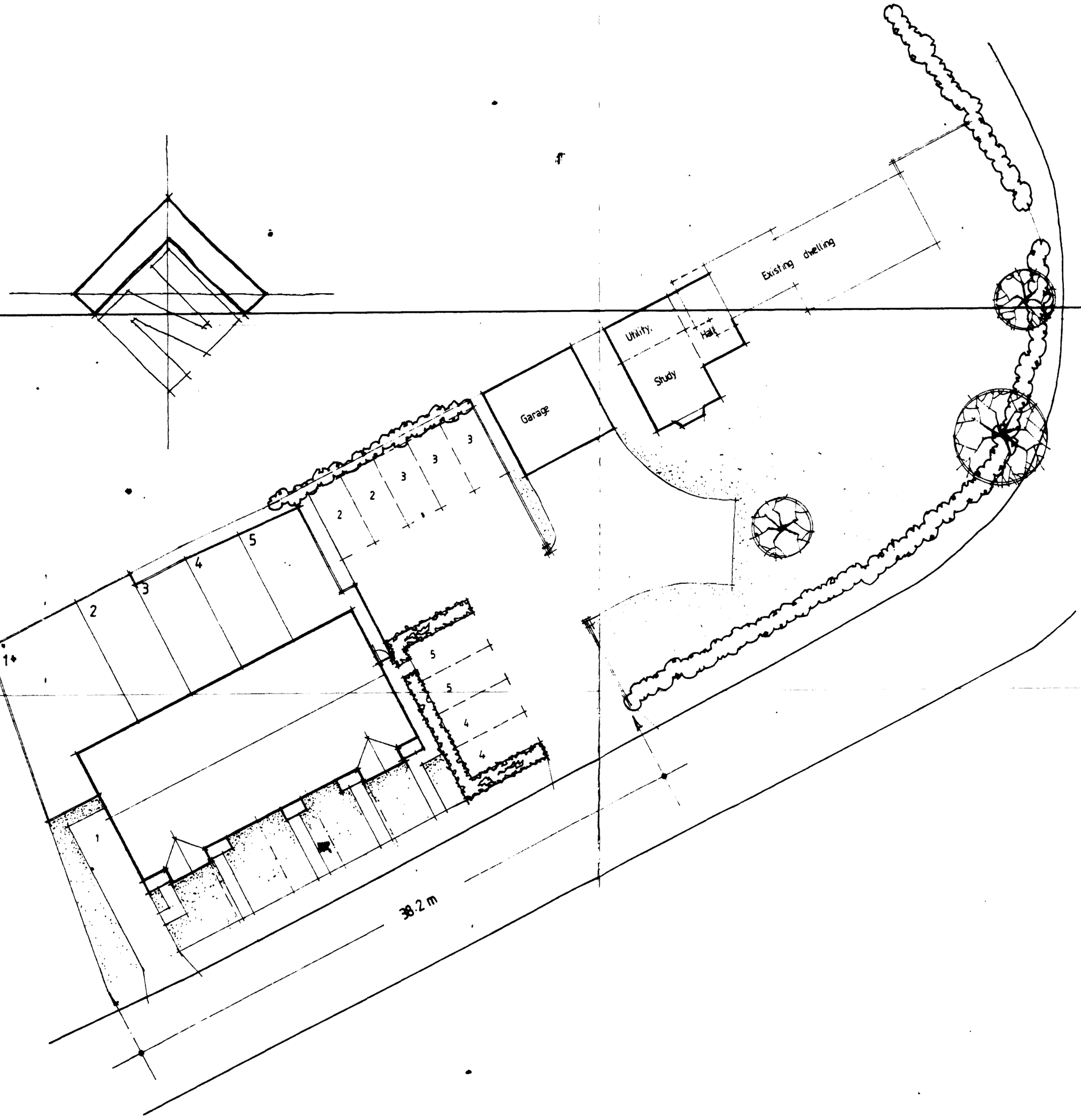
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Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)



Pinchbeck Road
EXISTING DWELLING
PROPOSED GARAGE
HEAT ACCESS
COVERED WALKWAY
PROPOSED PENSE LANDSCAPING
EXISTING HEDGEROW
41.0m
Park Road
NORTH
HOMES
The Old Brewery, Cradge Bank, Spalding,
Lincolnshire PE11 3AB
ALLISON HOMES is a trading name of SWALLOW HOMES LTD
project
Mr. D. Ward,
99 Pinchbeck · Road,
Spalding.
drawing title
Site Layout.
scale 1:200
date Feb '94
drawn
drawing no.
04



ALLISON

HOMES

The Old Brewery, Cradge Bank, Spalding,
Lincolnshire PE11 3AB
Telephone (0775) 724701 Fax (0775) 762153
ALLISON HOMES is a trading name of SWALLOW HOMES LTD

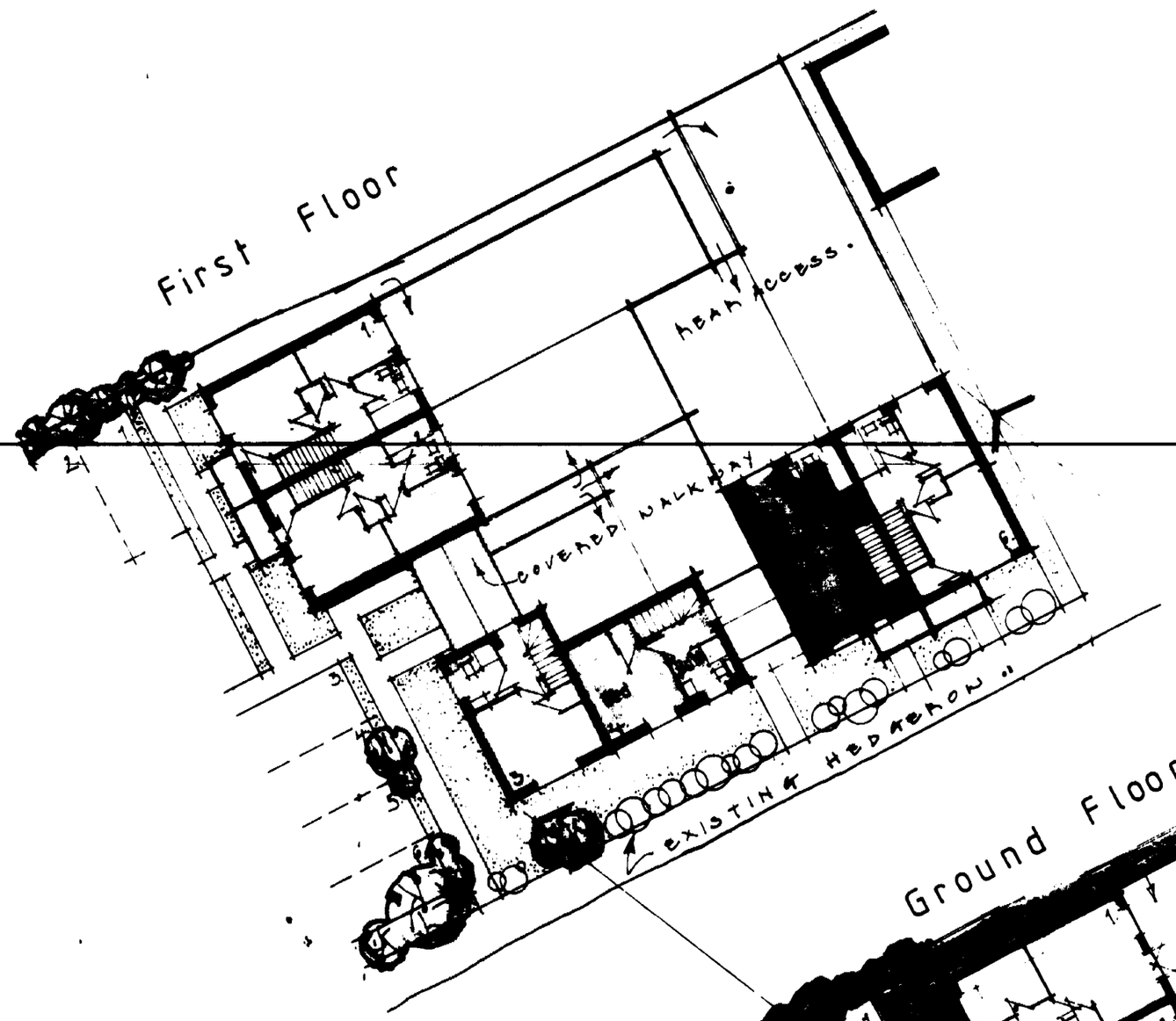
project

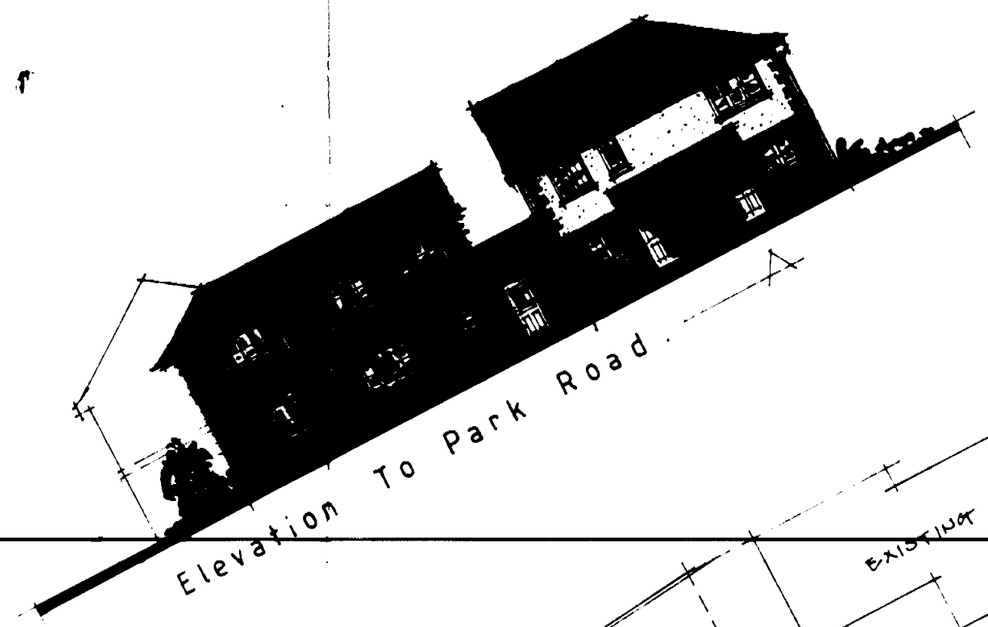
Mr. D. Ward,
99 Pinchbeck Road,
Spalding,
Lincs.

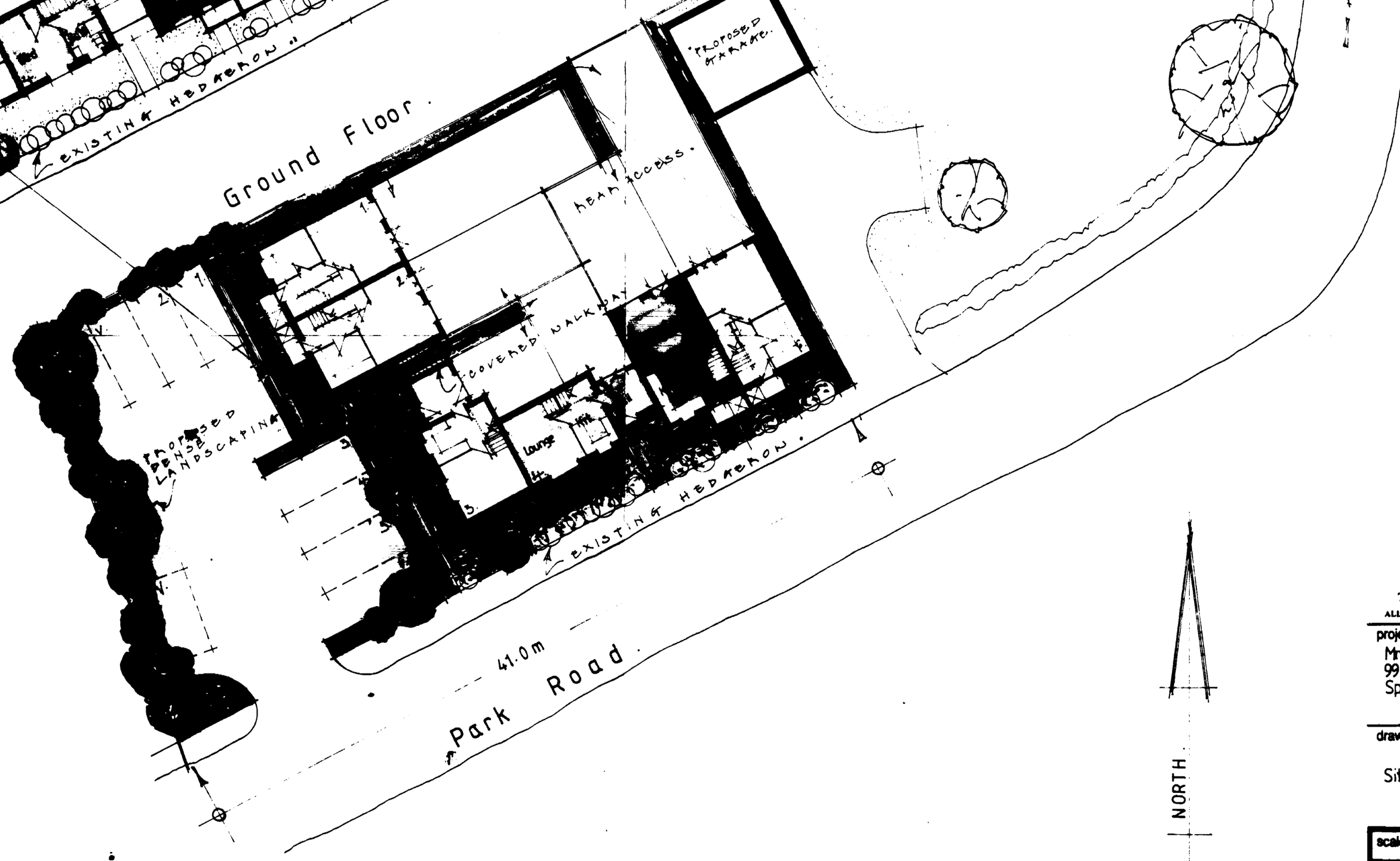
drawing title

Site Layout.

scale 1:200	drawing no.
date Dec 93	01.
drawn S.M.TCHELL.	







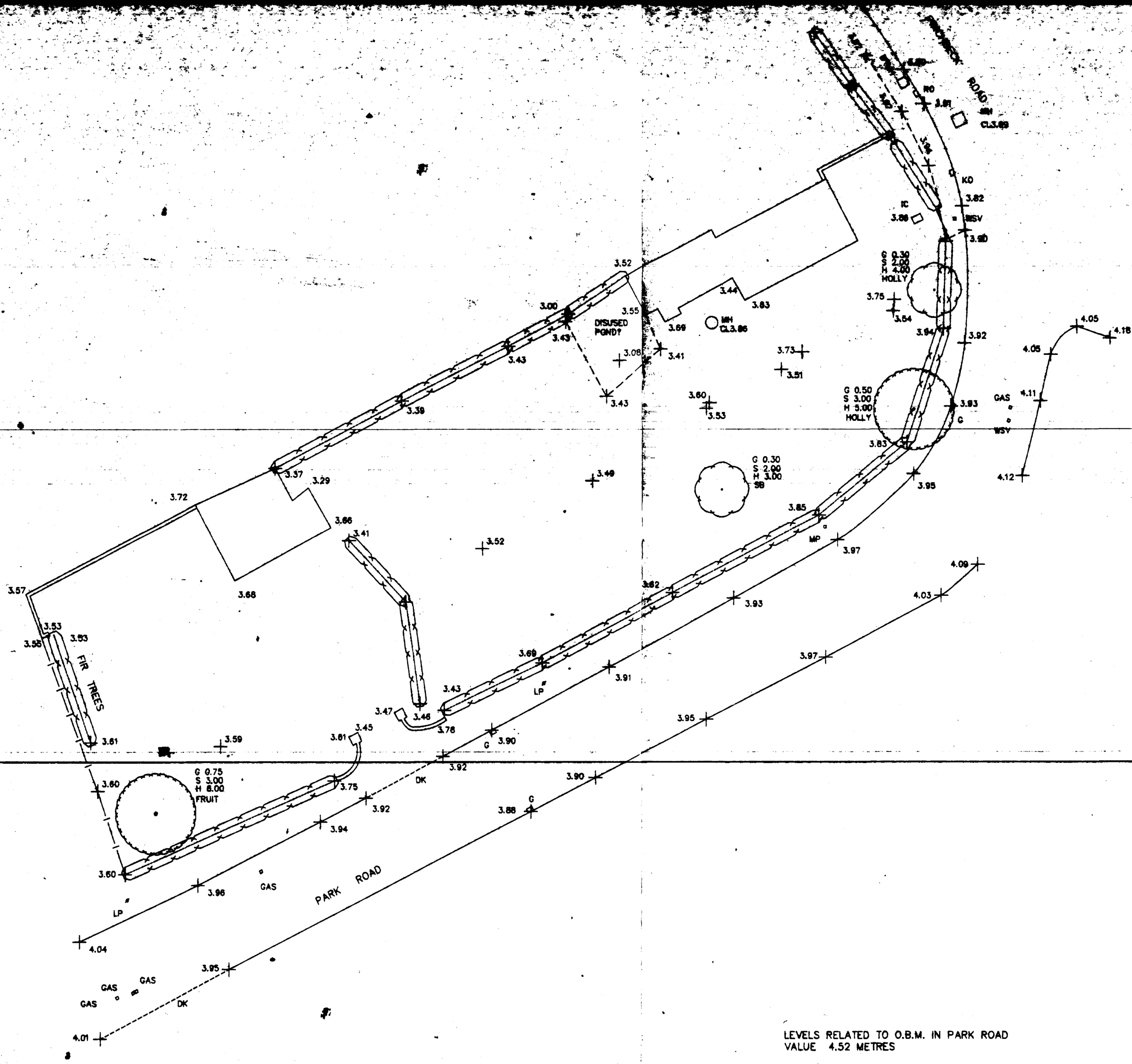
ALLISON
HOMES
The Old Brewery, Cradge Bank, Spalding,
Lincolnshire PE11 3AB
Telephone (0775) 724701 Fax (0775) 762153
ALLISON HOMES is a trading name of SWALLOW HOMES LTD

project
Mr. D. Ward,
99 Pinchbeck Road,
Spalding.

drawing title
Site Layout.

scale 1:200	drawing no.
date Feb '94	PRS/SK/05
drawn A. MITCHELL	

SUMMIT
1661-2BST



3-3-94

LEVELS RELATED TO O.B.M. IN PARK ROAD
VALUE 4.52 METRES

Roy Roberts F.Inst.C.E.S.
Land Surveyor
29 Eastgate, Bourne, St. James
Peterborough, PE6 8AU
Telephone (01778) 342786

SITE SURVEY
99,PINCHBECK ROAD
SPALDING

1/200	29/11/93
1	

SWALLOW HOMES LTD.

Pinchbeck Road.

EXISTING DWELLING.

PROPOSED GARAGE.

HEAD ACCESS.

COVERED WALKWAY.

PROPOSED DENSE LANDSCAPING.

EXISTING HEDGEROW.

41.0m

Park Road.

NORTH.

3-3-94

ALLISON HOMES

HOMES

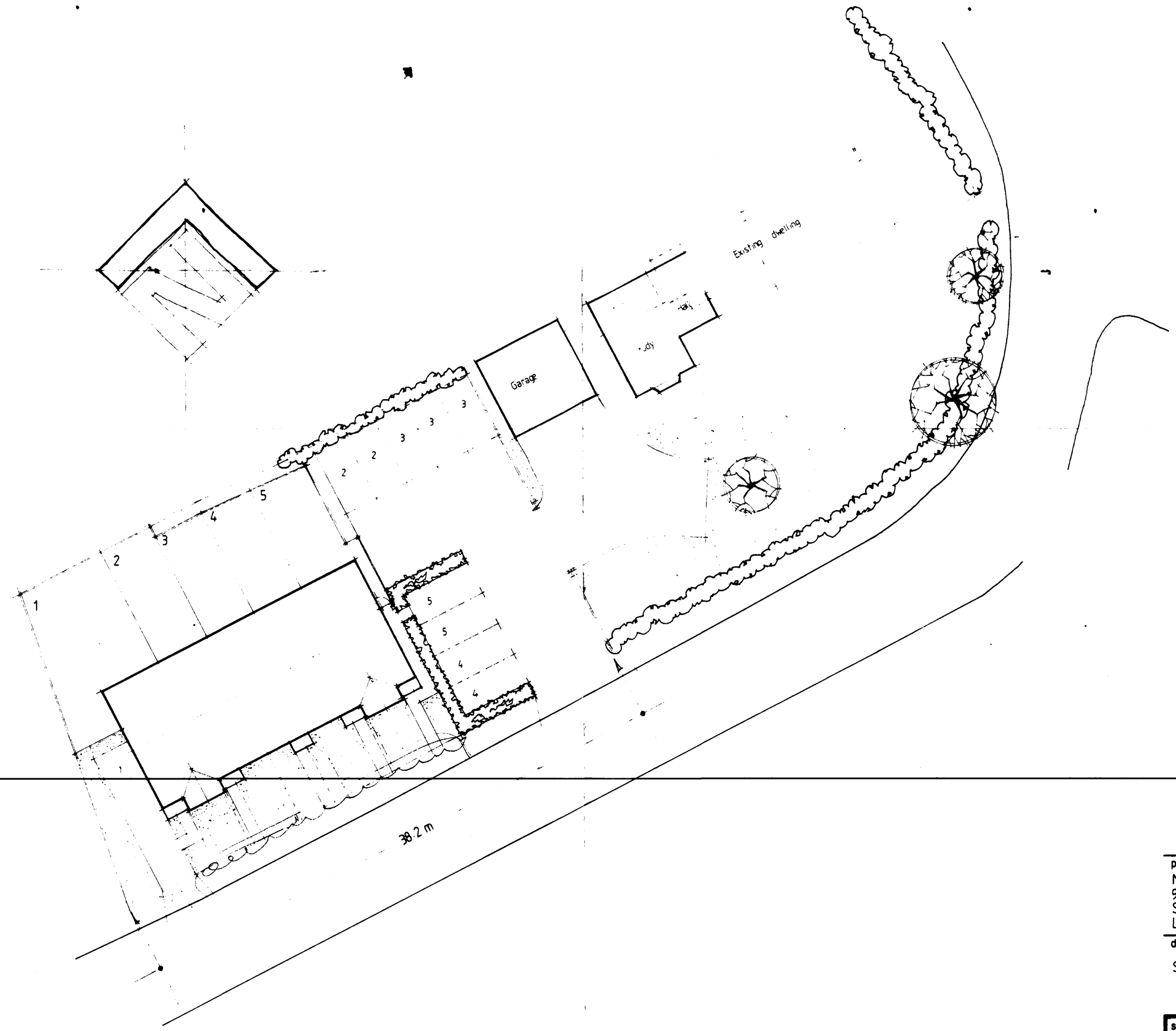
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Mr. D. Ward,
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Spalding.
CHRIS BATES - TENANCY.

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Site Layout.

scale 1:200	drawing no. 04
date Feb '94	
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Lincs.

drawing title

Site Layout.

scale 1:200	drawing no.
date Dec 93	
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