

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0533/93

Received:08--JUN-93 Type:FULL

Name: R A Knipe LLB, Clerk to
The Spalding Townhusbands
12 Broad Street
Spalding
Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Proposed almshouses comprising fourteen one-bedroomed
bungalows

Location : Hoekman Way Holland Park
Spalding Lincs

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

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

Reason: As required by Section 91 of the Town and Country Planning Act
1990.

- 2 The 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.

- 3 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.

- 4 The area(s) shown on the plan accompanying the application reserved for
the parking of vehicles shall be used, or be available for use, for
vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using
the adjacent road.

- 5 The dwellings hereby permitted shall at all times be managed and administered by the Spalding Town Husbands, and occupation of the dwellings shall be restricted to beneficiaries of that organisation.

Reason: Unrestricted occupation would contravene the Highway Authority's adopted parking standards.

Director of Planning and Building Control Services
22-JUL-93 H16/0533/93

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.

H16/533/93



PLANNING APPLICATION

For office use only

Application No. H16/0533/93

Date Registered

08 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R.A. KNIPE LL.B. SOLICITOR & CLERK to
THE SPALDING TOWNHUSBANDS
12 BROAD STREET
SPALDING, Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
Lincs. PE12 6DB

Tel. No.

(Personal contact name)

(0406) 380532
A. J. FINCH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HOEKMAN WAY, HOLLAND PARK, SPALDING.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED ALMSHOUSES COMPRISING 14 ONE BEDROOM BUNGALOWS.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £1680...

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed.....

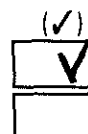
Alan J. Finch

Date

3.6.93

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many:

14 (FOURTEEN)

4. A. Please state site area (in all cases)

0.29 hectares

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

sq. metres

C. Please state size of any new structure:-
(a) max. height:
(b) max. length:
(c) max. width:PLEASE REFER TO
INDIVIDUAL LAYOUT PLANS

metres

metres

metres

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

E. Please state type and colour of roofing materials.

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

MARLEY MERCIA WOODBOROUGH BUFF WITH
BUTTERLEY CHARNWOOD NAT. RED SAND & DETAILING
MARLEY MENDIP MOSBOROUGH RED.

YES

5. **GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

DEVELOPMENT LAND**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)**

Please tick one box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☒

or

B. There will be a new or altered access to a public road

☐If so, name of road:
Will there be—

Individual access(es)

New estate road

☐
☐

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

11 VISITOR'S SPACES

TREES Please tick one boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

To S.W. SEWER

To S.W. SEWER

No

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐

⇒ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

⇒ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☐

Application No.

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

Continue on separate sheet if necessary.

PLEASE REFER TO ACCOMPANYING LETTER.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

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

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

PROSPECTIVE PURCHASERS

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed (Applicant / Agent) Date

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

Owner's Name: **BROADGATE BUILDERS (SPALDING) LTD**

Address of owner at which notice was served:

State Date notice served:

BROADGATE HOUSE

8.6.93.

BROADGATE

WESTON HILLS, SPALDING, Lincs

Signed **Alan J. Finch** (Applicant / Agent) Date **8.6.93**

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed **Alan J. Finch** (Applicant / Agent) Date **8.6.93**

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *PL*
Date *12/6*

Site Notice posted by
Date *DA - 18/6*
Expiry

Case Officer Conclusions

*Part of large lot to
Burglars + bar
Houses to side
May be off but some right compact
to suiting down*

Addresses to be
sent to -

Addresses
delivered to -

19-21 The Parkway

12+29 Mason Place

13+14 Lumbury Drive.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda *24/7*

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H 16 | 0533 | 9

Direction

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

*PN 10-6 Proposed bridge you don't like
Any effects on proposed
pavement, parking?*

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

Extra Consultations:

Transport	D/Transp A15	 G* T15
TRA	D/Transp A18	
	B Rail	

Environment/ Drainage	Env Services	
	NRA	
WAT	IDB	
	Env Assess	 G ENV Specify:

Conservation	LB Demolish	 G* DEM
LB	Archaeology	 G ARC Specify:
	Eng Heritage	
	Consultant	
	Other	

Hazards	HSC Group	 G* HAZ
	Specific	
Other PLA		

Order No:
Specify:

Specify:
Specify:

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

Case Officer

Senior Officer Confirmed *DC*

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1680 - 00

Receipt No P2792

Date first Rec'd 08 JUN 1993

Registration

Reference H16/0533/93

Cross-Ref R

Date 9/688

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee
Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £1680

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 219 OS Plots
Grid ref 523540321800

Ward T Parish SPALDING

Inside IBD Y Inside LP area N

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1395

Linked to property

Ref

Dist Bound

Other:

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

Planning Records:
Earlier apps

0309/93
0494/93

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

APPLICATION REFERENCE: H16/0533/93 DATE RECEIVED: 08-JUN-93

TYPE: Full

DESCRIPTION: Proposed almshouses comprising fourteen one-bedroom bungalows

LOCATION: Hoekman Way, Holland Park, Spalding.

APPLICANT: R A Knipe LLB

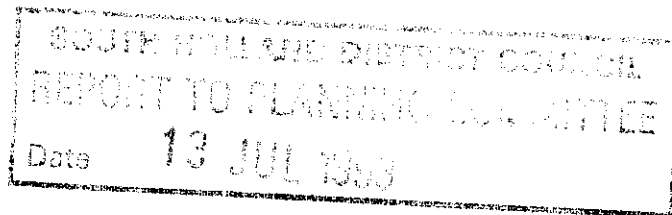
AGENT: Broadgate Builders

REASON FOR COMMITTEE CONSIDERATION

Significant development. Proximity to other dwellings.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 Site situated in part of larger "Holland Park" development site. Area approximately 0.3ha(0.75 acre). Adjoining existing and proposed bungalows and houses.
- 2 Density greater than surrounding development but appropriate for this type of "sheltered" scheme.
- 3 Some units close to site boundary but screen fences maintain acceptable levels of privacy. Scheme similar to others carried out in Spalding by applicants.

REPRESENTATIONS

County Highways: Request conditions (subject to development being restricted to "sheltered" accommodation; if not, parking will be inadequate).

Public: Publicity period expires 12 July 1993.
(Any response will be reported).

Applicant: Scheme designed to meet criteria laid down by the almshouses association, while retaining the important pedestrian link and open space that will be a feature of the estate.

SCHEDULE OF CONDITIONS

- 2/1 SC27 - (Implementation of Planting).
3 2 C2(a) - (Road Construction).
4 3 F4 - (Parking In Accordance With Plan).
5 4 The dwellings hereby permitted shall at all times be
SUA managed and administered by the Spalding Town Husbands, and
occupation of the dwellings shall be restricted to
beneficiaries of that organisation.
Reason: Unrestricted occupation would contravene the
Highway Authority's adopted parking standards).
-

PLANNING COMMITTEE - 13th July, 1993

503. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H01/0479/93 Patterson Properties	House at Stonegate, Cowbit.

(Councillor T. Barker requested that his vote against the above decision be recorded. Councillor Barker explained that he felt unable to reach a proper conclusion as the development had already commenced on the site.)

(Councillor C.F. Fisher left the meeting following consideration of the above application.)

H16/0503/93 Mr & Mrs S Woolsey	House and garage (Renewal of H16/0050/92) rear of 32 West Elloe Avenue, Spalding.
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(A letter of objection relating to the above application was reported.)

H16/0508/93 Mr N Revill	O.A. Three one-bed apartments at Cradge Bank, Spalding.
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(A letter of objection relating to the above application was reported.)

H16/0533/93 R A Knipe LLB	Almshouses comprising fourteen one-bedroom bungalows at Hockman Way, Holland Park, Spalding.
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(b) Applications Refused

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H11/1311/92 Mr & Mrs Clifton	O.A. Bungalow and garage including details of siting and means of access adjacent "Cliftonville", Jarvis Gate, Sutton St James.
H01/0218/93 S Merton	Dwelling and garage on land adjoining 80 Stonegate, Cowbit.
H18/0232/93 Simon Storage Group	Construct berth and fuel oil handling facilities together with site access road at Port Sutton Bridge, West Bank, Sutton Bridge.
H14/0329/93 Mr D R Hull	O.A. Dwelling for use within the business at Mill Green Road, Pinchbeck.
H16/0448/93 Mr R Turner	Amendment of Agreement to remove obligation to implement road works at Turners Stores, Barrier Bank, Cowbit.

(Councillor M.C. White requested that his abstention from voting on the above application be recorded.)

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



H16/0533/93

FULL

Applicant: R A Knipe LLB, Clerk to
Tel:

Agent: Broadgate Builders (Spaldi
0406 380432 A J Finch

Description: Proposed almshouses comprising
fourteen one-bedroomed
bungalows

Location: Hoekman Way
Holland Park
Spalding
Lincs

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

DEVELOPMENT/CONSTRAINTS

Size: 14 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

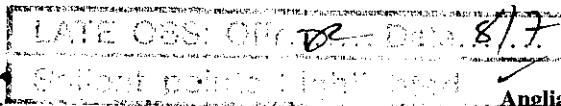
CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 12 Heron Place, Holland Park.	21-JUN-93	12-JUL-93
The Owner/Occupier, 29 " " " "	21-JUN-93	12-JUL-93
The Occupier, 13 Limburg Drive, Holland Park.	21-JUN-93	12-JUL-93
The Occupier, 14 Limburg Drive, " "	21-JUN-93	12-JUL-93
The Occupier, 19 The Parkway, " "	21-JUN-93	12-JUL-93
The Occupier, 21, " " " "	21-JUN-93	12-JUL-93
Site/Press Advert MAJ	18-JUN-93	09-JUL-93
Cllr C F Fisher 0775 725983	14-JUN-93	21-JUN-93
Cllr Mrs A M Newton 0775 762210	14-JUN-93	21-JUN-93
Cllr R C West 0775 760231 (Of	14-JUN-93	21-JUN-93

SITE RECORD

Grid ref: 523540 321800
OS Sheet: 219 Parcel:

LCC - Dns Attached PCB 24/6/93



Anglian Water
Services Limited

S.H.D.C. PLANNING DEPT. RECEIVED - 8 JUL 1993	
Attention of DPO NRM DOPO BS ✓ JC ACP Action by Discuss with Copy to	File Nos. YES/NO

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930061
Your ref *SH*
H16/0533/93

05 July 1993

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

Dear Sir,

Proposal : Almshouses - 14 one bedroom bungalows
Location : Hoekman Way, Holland Park, Spalding, Lincs
Applicant: R A Knipe LL.B. Solicitor & Clerk, Spalding Townhusbands

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.

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.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

Philip Laws
Customer Services Manager



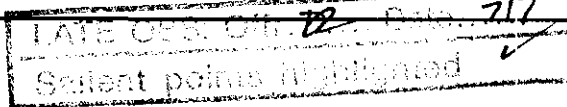
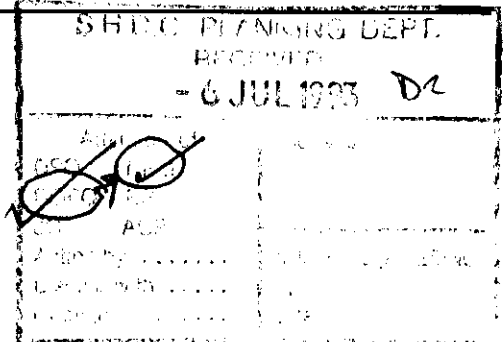
The Spalding Town Husbands

Charity Commission
Almshouse Charity
Registered No. 220077

Charity Commission
Relief in Need Charity
Registered No. 229268

National Association of
Almshouses
Registered No. 1409

Solicitor & Clerk - Richard Knipe LL.B., 12 Broad Street, Spalding. Tel. 768774
Deputy Clerk - A.L. Munton, 76 Pinchbeck Road, Spalding. Tel. 724407



FOR THE ATTENTION OF MR. DAVID ROBERT'S

5th July, 1993

Dear Sirs,

RE : PLANNING APPLICATION H16/0533/93 - APPLICATION FOR ALMSHOUSES

I understand from Broadgate Builders (Spalding) Limited that you would like some further information from ourselves in support of our above numbered application.

Very briefly Spalding Town Husbands are an amalgam of a number of very old local charities. One of our principal functions is the running and maintenance of almshouses within Spalding. We currently have 32 units fully occupied on four sites in Spalding.

We are bound by the terms of our constitution as a registered charity as to who may reside within our almshouses and although there are variations in our letting criteria between our various sites in general terms our residents are the poor and needy of the area.

We have identified the need for further almshouses within the area from two sources

i. The response that we get when we advertise a vacancy. We always get a large number of applicants for each vacancy and we can only of course fill one vacancy at a time.

ii. We understand from discussions that we have had with Mrs. Waltham of your Housing Department that there are a large number of people in the Spalding area on her Waiting List for sheltered accommodation.

It is for that reason that the Town Husbands have for some time been looking for a site on which to build new almshouses.

We have been in discussions with Mrs. Waltham about this for some years. The current application has been made because we have now found a suitable site to enable us to build 14 new units. This site has been chosen because we believe that it is the best site that is likely to be available in the foreseeable future, particularly bearing in mind its close proximity to the Leiden Fields Development of sheltered accommodation.

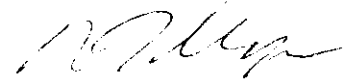
Continued/2

Because of our criteria for residents of our units applicants for our almshouses are almost always elderly and single or widowed. It is for that reason that we wish to build single bedroomed units. Very few, if any, of our present residents own cars and the car parking requirements are mainly for visitors.

The present proposal that has been put before you has we believe been thoroughly and properly researched from our end. We have received invaluable assistance from Broadgate Builders, the Almshouse Association who have seen all the plans and our own Architects.

I hope that this information is of some use in support of our Application but I am quite happy to supply any further information that may be required or indeed meet with you to discuss the Application further.

Yours faithfully,



R.A. KNIPE LL.B
SOLICITOR & CLERK

Planning Officer
South Holland District Council
Priory Road,
SPALDING
Lincs.

Spaldina. Linc.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that R A Knipe LLB, Clerk to *SPALDING TOWN COUNCIL* is applying to the Council for planning permission for the following:

Reference No: H16/0533/93

Description: Proposed almshouses comprising
fourteen one-bedroomed
bungalows

Location: Hoekman Way
Holland Park
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 09-JUL-93

Any observations should be sent to me by 09-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

18-JUN-93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H 16 / 0533/93

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	3	5	2	18

2. Address or location

HOEKMAN WAY, HOLLAND PARK, SPALDING

3. Name, classification and number of road

UC

4. Date application referred

17-6-93

5. State whether outline, detailed application etc.

Full

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

PROPOSED ALMSHOUSES COMPRISING 14
ONE BED BUNGALOWS.

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.~~

Note/ CONDITIONS ATTACHED SUBJECT TO THE DEVELOPMENT
BEING FOR SHELTERED ACCOMMODATION — IF NOT PLEASE
REFER BACK AS THE PARKING WILL BE INADEQUATE

Date: 17-6-93

Signed:

Director of Highways and Planning

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2792
Date received : 08-JUN-93

Received from

Spalding Almhouse Charity

Address

The Spalding Townhusbands
12 Broad Street
Spalding
Lincs

Fee paid £ 1680.00
VAT £ 0.00

Total received £ 1680.00

Cash/Cheque : Cheque

Signed.....*S. Adams*.....
(Authorised Collector)

FILE COPY



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: AJF/E10

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs



8th June 1993

Dear Sir,

RE: DETAILED PLANNING APPLICATION FOR 14 NO ALMSHOUSES ON BEHALF
OF SPALDING TOWNHUSBANDS

Further to my letter dated 30th March 1993, I have enclosed details of the almshouses scheme which completes Phase 7 of Holland Park.

The scheme has been designed to satisfy the criteria laid down by The Almshouses Association whilst retaining the important pedestrian link and linear open space that will be a feature of the estate.

Should you require any further information do not hesitate to contact the undersigned.

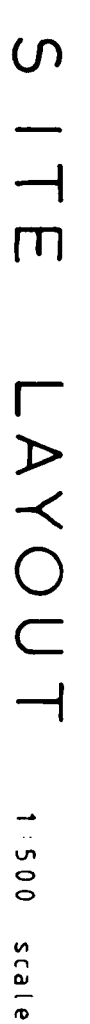
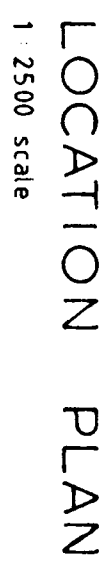
Yours faithfully

Alan V. Finch

ALAN FINCH



Summary

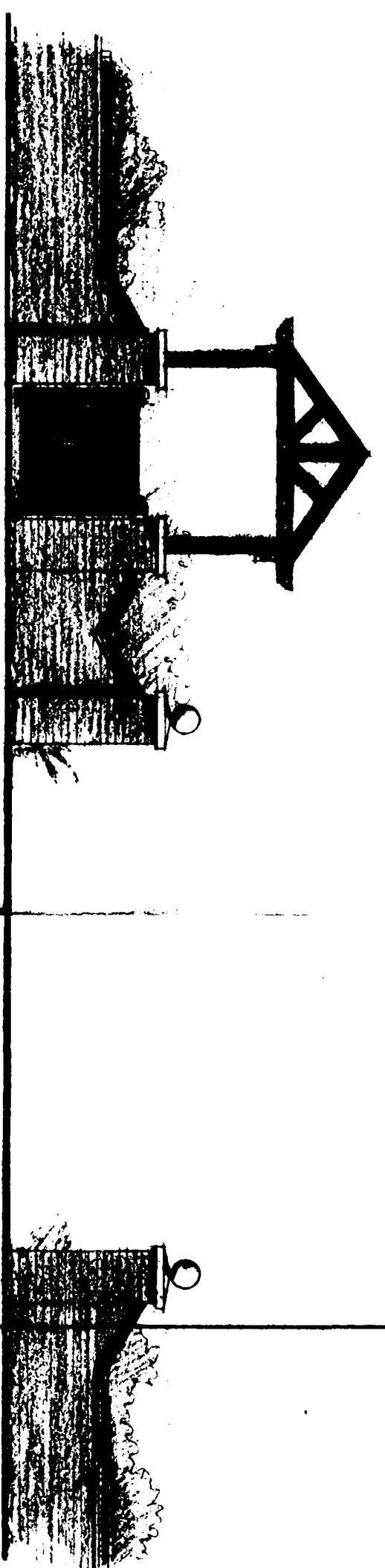


PROPOSED ALMSHOUSES
FOR SPALDING TOWNHUSBANDS
HOEKMAN WAY HOLLAND PARK
SPALDING, Lincs.
SITE LAYOUT & LOCATION PLAN

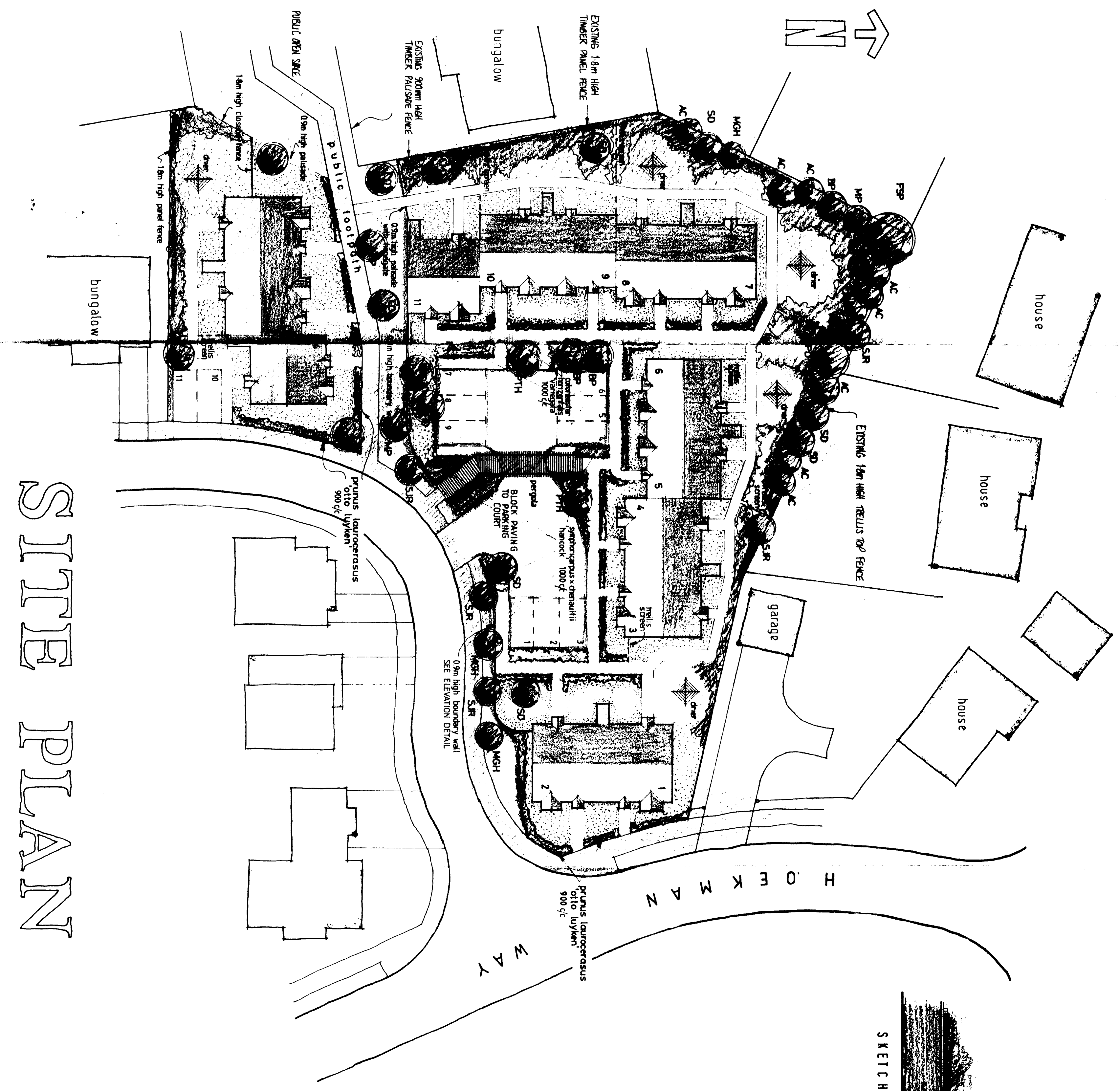
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6070-72

NOTES



SKETCH ELEVATION Pedestrian & Vehicular Access 1:50 Scale



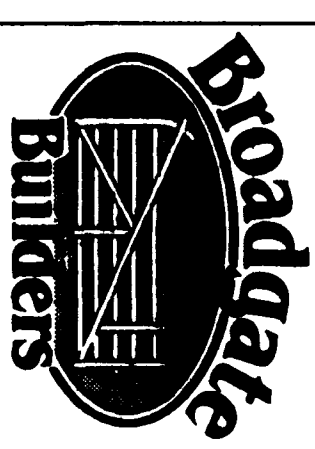
SITE PLAN

TREE PLANTING SCHEDULE

- AC acer campestre
- BP betula pendula
- BPD betula pendula 'dactylifera'
- CM corylus maxima 'purpurea'
- CO crataegus oxyantha 'coccinea pira'
- FSP fagus sylvatica 'purpurea'
- PTH prunus 'tai habu'
- MCH malus 'golden horn'
- MP malus 'profusion'
- SD sorbus discolor
- SJR sorbus 'joseph rock'

PLANTING HEIGHTS TO BE 1.8-2.4m STANDARDS USING SHIPITE STAKES & TIES.
AREAS ADJACENT BUNGALOWS TO BE WASHED GRAVEL

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Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 8DB.
Telephone: Hobbess (0450) 380532

TITLE
PROPOSED ALMSHOUSES
FOR SPALDING TOWNHUSBANDS
HOEKMAN WAY HOLLAND PARK
SPALDING Lincs
LANDSCAPING & FENCING

DATE 07.06.93 **DRAWN** Alan J. Finch

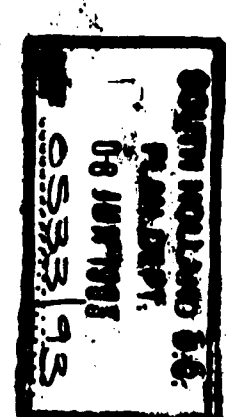
DWG. NO. 92043/002 **SCALE** 1:250/1:50

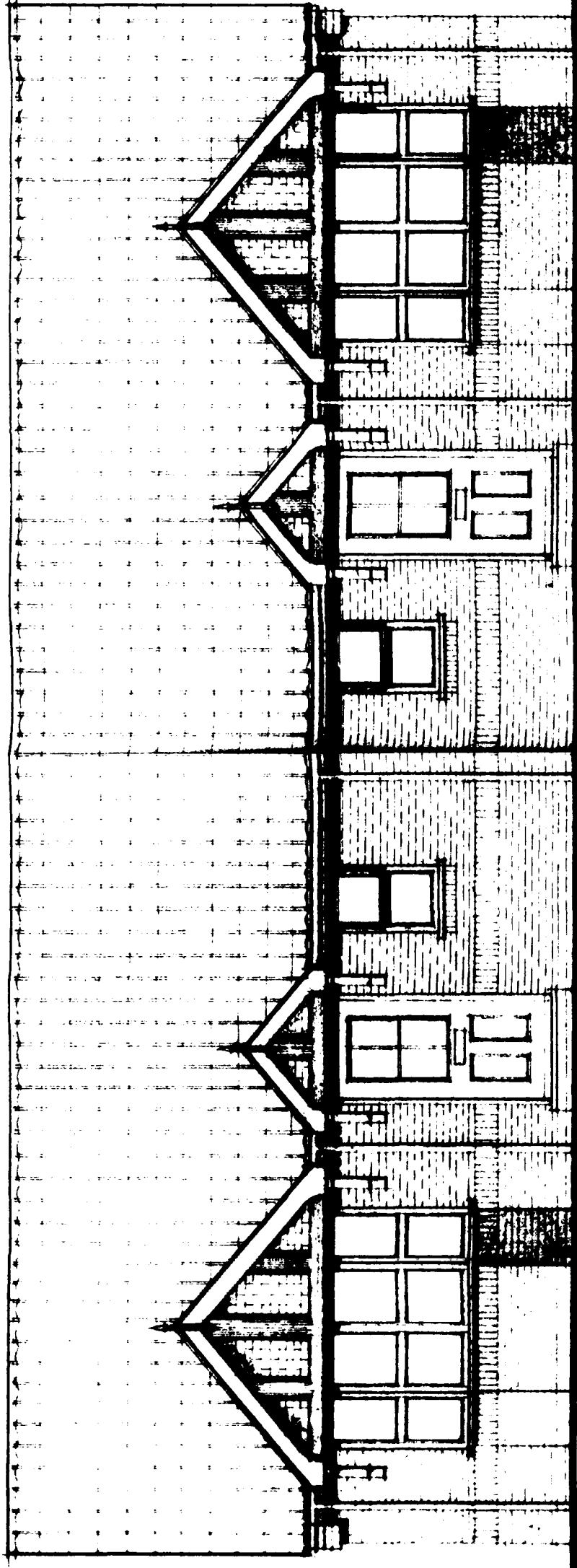
REVISIONS

DES.	DATE	NO.

PLANNING

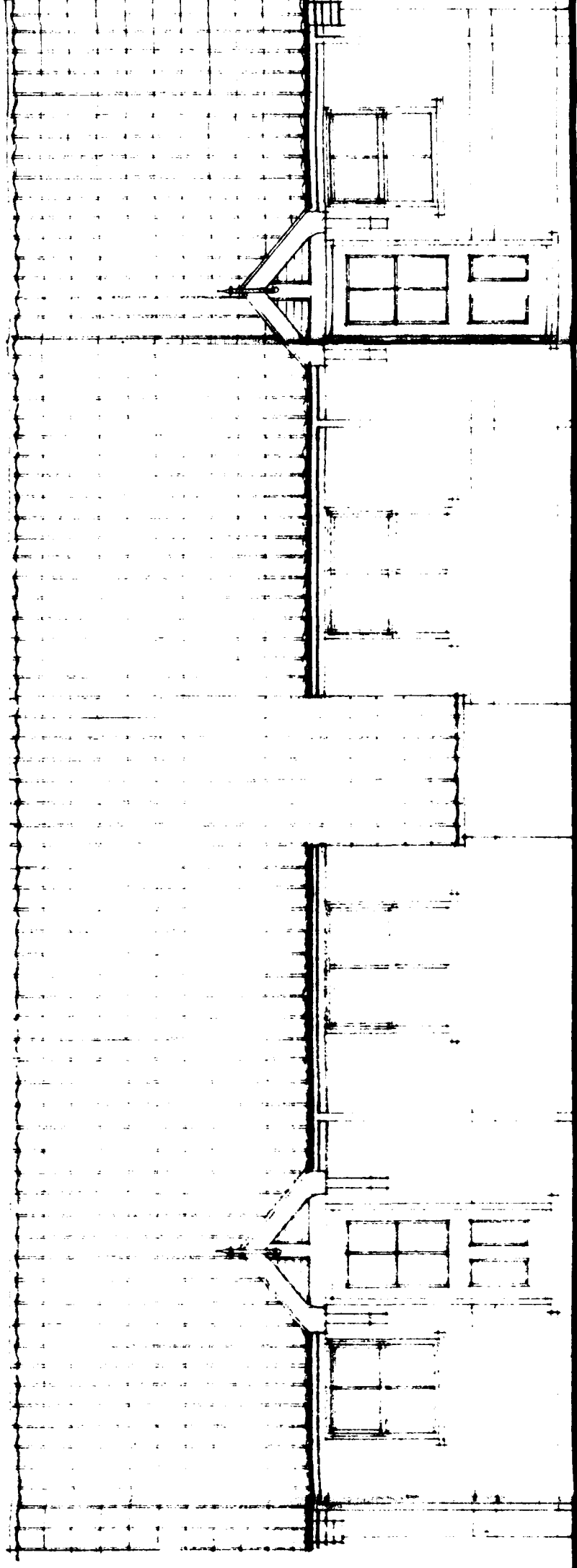
CHECK BY





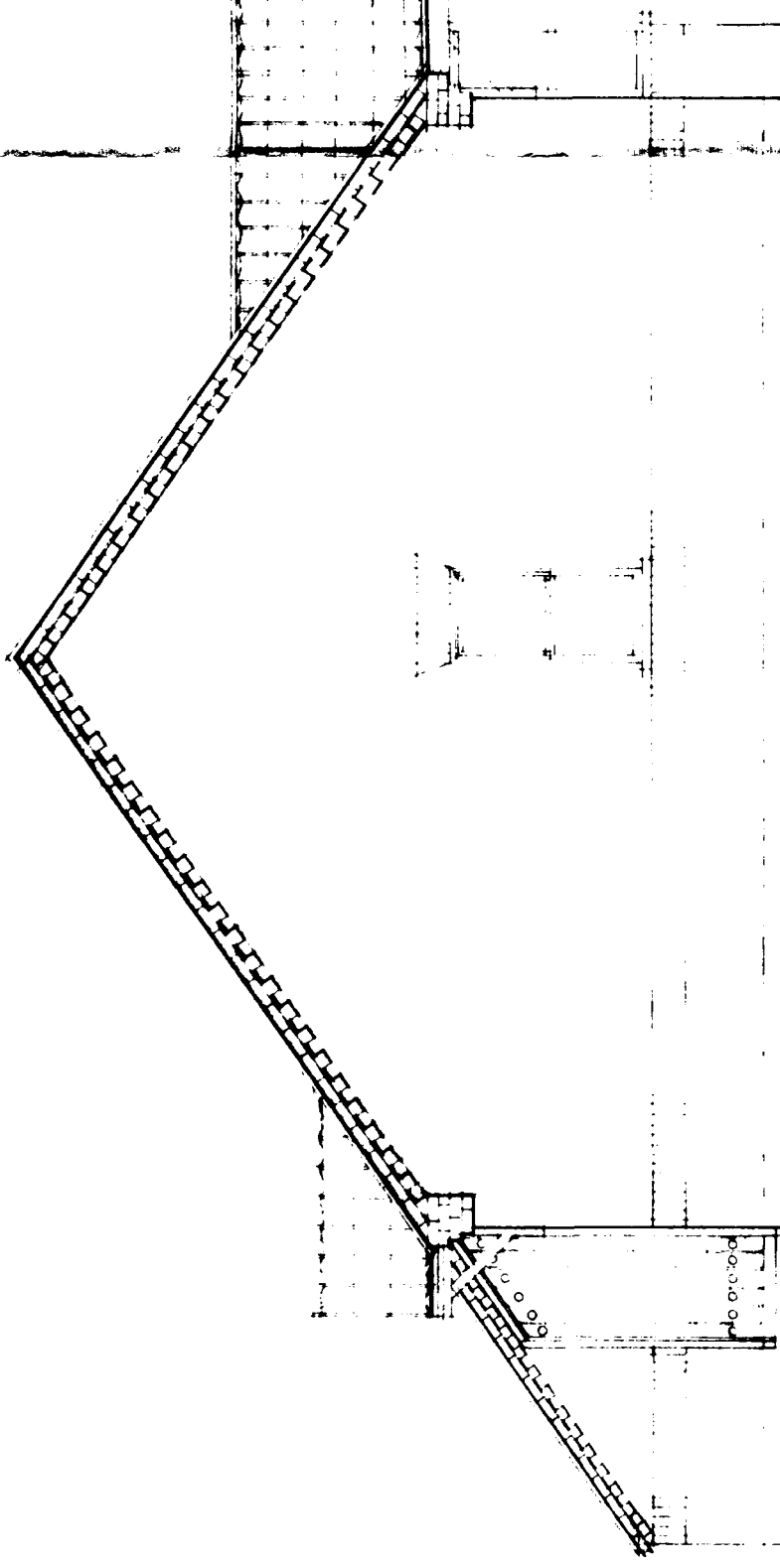
ELEVATION ONTO HOEKMAN WAY

e a s t



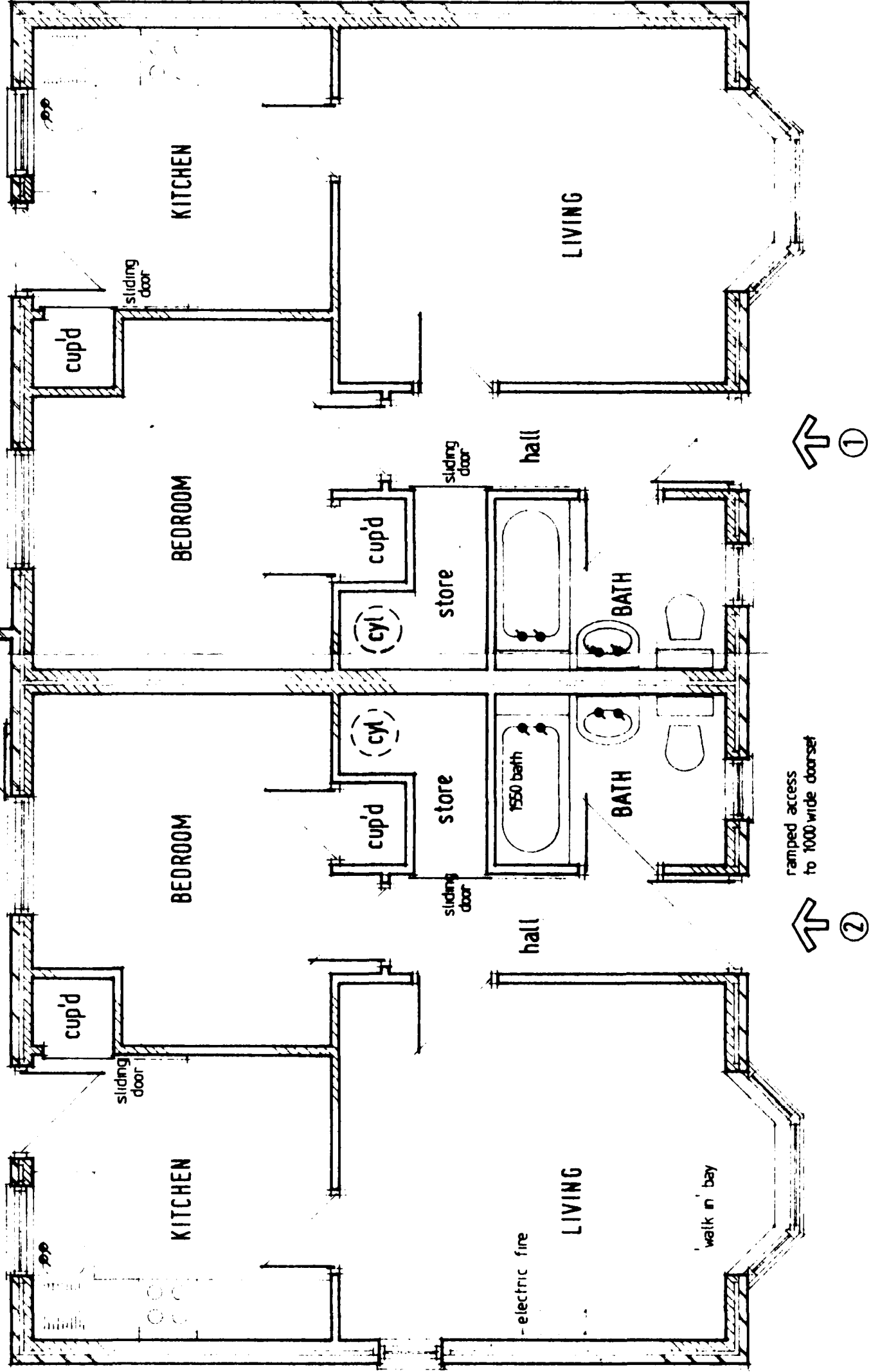
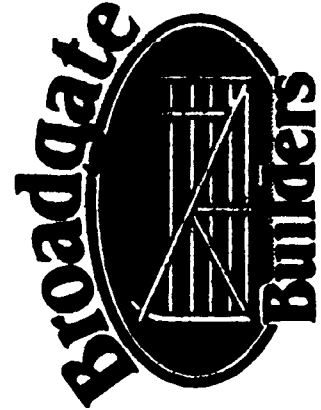
REAR ELEVATION

w e s t



SIDE ELEVATION

s o u t h



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
PROPOSED ALMSHOUSES
FOR SPALDING TOWNHUSBANDS
HOEKMAN WAY HOLLAND PARK
SPALDING, Lincs.

PLOTS 1 & 2
FLOOR PLANS & ELEVATIONS

DATE 24.5.93 **DRAWN** Alan J. Fitch.

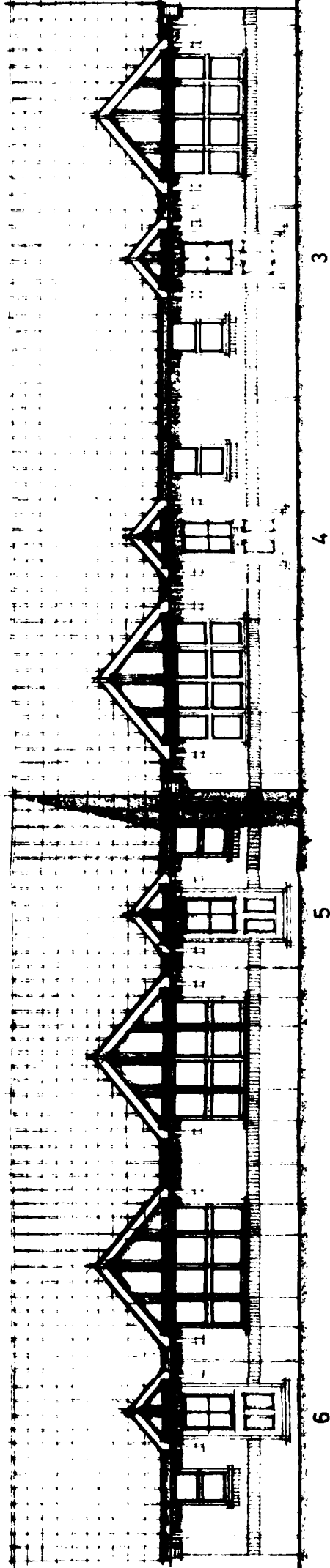
DRWG No. 92043 / 1-2 **SCALE** 1:50

REVISIONS **DES.** **DATE** **SIGN.**

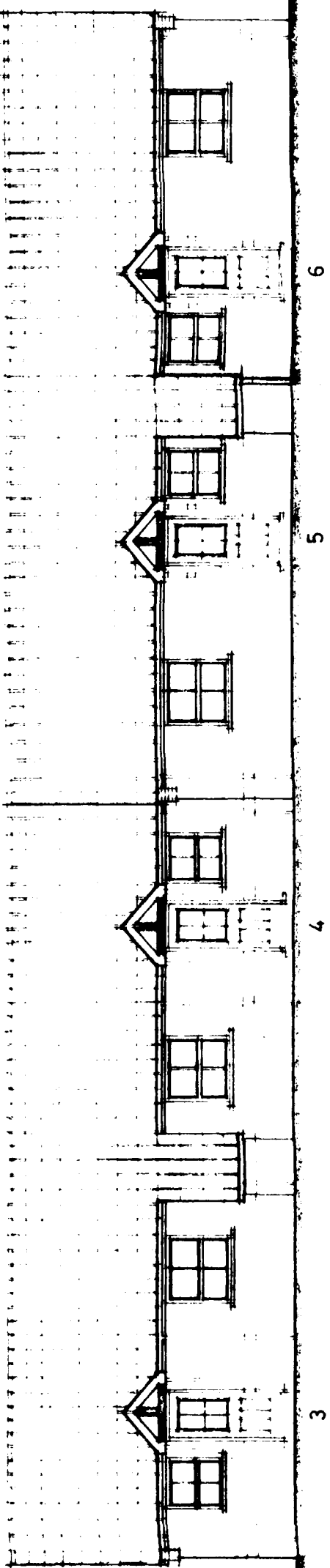
PLANNING **BUILDING REGS.**

CHECK BY

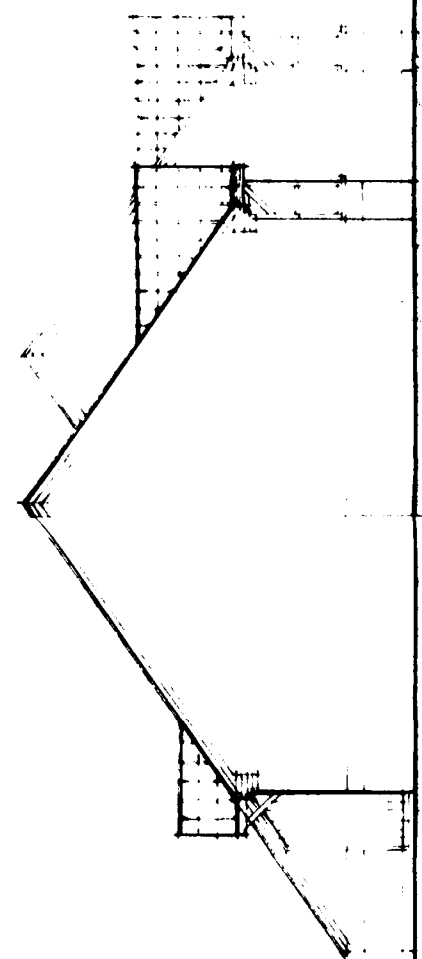
NOTES



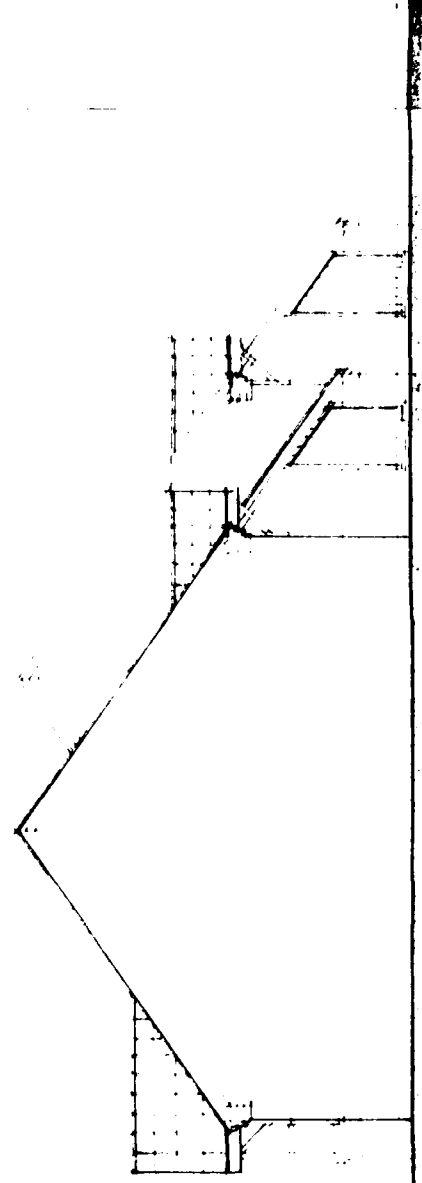
FRONT ELEVATION



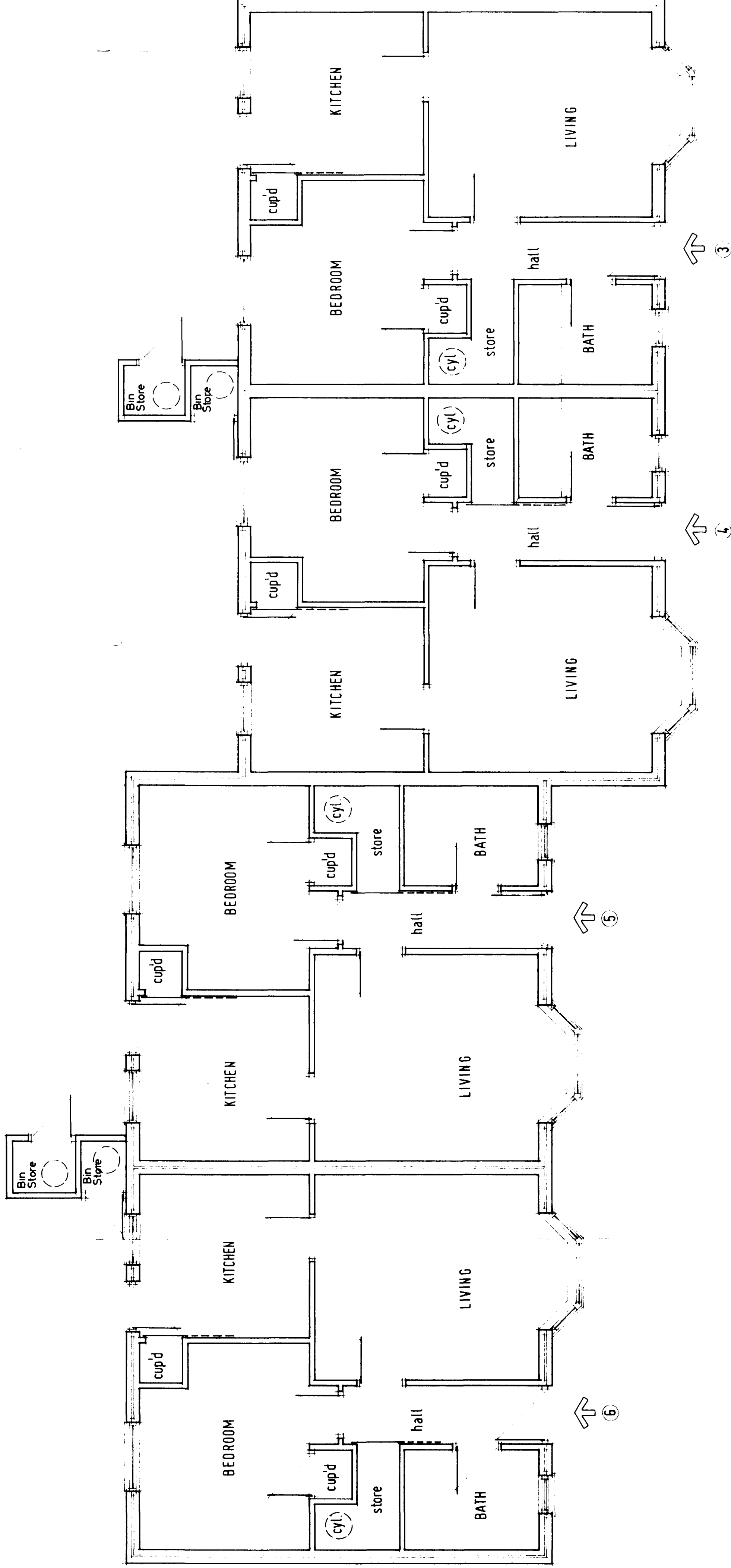
REAR ELEVATION



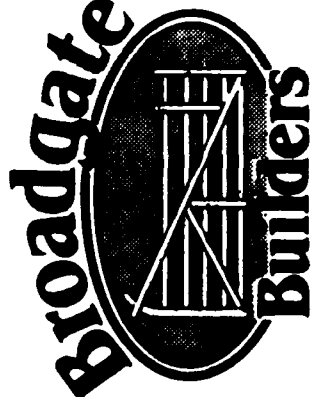
SIDE ELEVATION



SIDE ELEVATION



SOUTH HOLLAND D.C.
PLAN SHEET
04 JAN 1993
1:50



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

PROPOSED ALMSHOUSES
FOR SPALDING TOWNHUSBANDS
HOEKMAN WAY HOLLAND PARK
SPALDING Lincs.

PLOTS 3, 4, 5, 6
FLOOR PLANS & ELEVATIONS

DATE 25.5.93. DRAWN *abn/j-ful*

ORIG. NO. 92043 / 3-6 SCALE 1:50 / 1:100

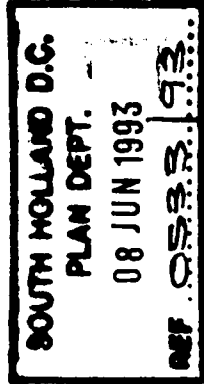
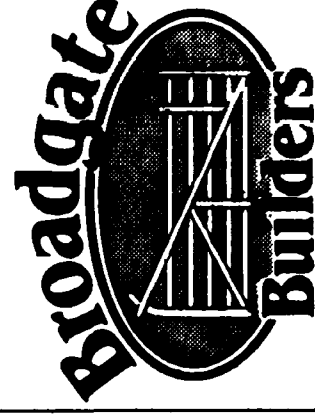
REVISIONS		DES	DATE	SIGN

PLANNING

BUILDING REGS.

CHECK BY

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Broadgate House, Weston Hills, Spalding, Lincolnshire
Telephone: Holbeach (0406) 380532.

TITLE
PROPOSED ALMSHOUSES
FOR SPALDING TOWNHUR
HOEKMAN WAY, HOLLAN
SPALDING, LINES.
PLOTS 7,8,9,10,11.
FLOOR PLANS & ELE

[illegible]

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