SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0045/92 Received:13-JAN-92 Type:OUTLINE

Name: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0146/89)
Location : Plot 1, Saracens Head Nursery Washway Road Saracens Head 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)

SOUTH HOLLAND DISTRICT COUNCIL

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

4 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.

Notes to Applicant:

The landscaping scheme should include the provision of native hedging along the site's frontage, as well as tree planting.

Director of Planning and Building Control Services
27-FEB-92 H23/0045/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0045/92 Received:13-JAN-92 Type:OUTLINE

Name: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0146/89)
Location : Plot 1, Saracens Head Nursery Washway Road Saracens Head 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.

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

4 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.

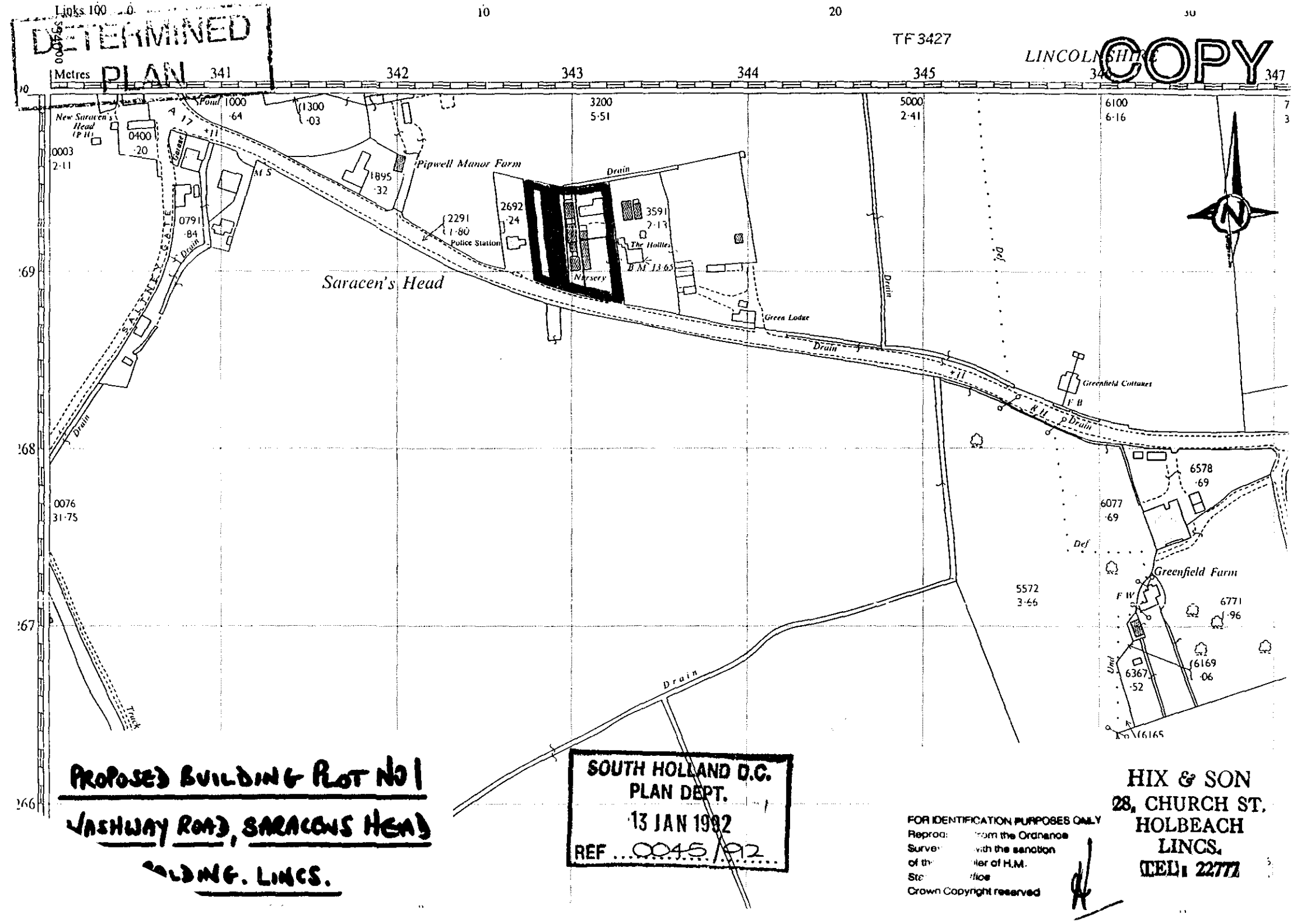
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

The landscaping scheme should include the provision of native hedging along the site's frontage, as well as tree planting.

Authorised to issue:

25-FEB-92 H23/0045/92 AD... 25/2 ....DC... 26/2


DETERMINED
PLAN
COPY
TF 3427
LINCOLNSHIRE
Links 100
Metres
341
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Saracen's Head
Pipwell Manor Farm
Police Station
Nursery
The Hollies
Green Lodge
Greenfield Cottages
Greenfield Farm
SALTNEY GATE
Drain
Pond
Track
PROPOSED BUILDING PLOT NO 1
WASHWAY ROAD, SARACENS HEAD
HOLBEACH. LINCS.
SOUTH HOLLAND D.C.
PLAN DEPT.
13 JAN 1992
REF ...0045/92...
FOR IDENTIFICATION PURPOSES ONLY
Crown Copyright reserved
HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: GS.
date: 5/2/92

Residents notified on site visit:

Case Officer Conclusions (issues) Agricultural land in use
Fronting onto main road
In development boundary.

Renewal of previous outline (H23/0146/89)
Circumstances do not appear to have significantly altered. Same conditions apply.

Case Officer Recommendations (summary)
(details overleaf) - Consent.

Delegation
Recommended approvals - Confirmed by Case Officer: DMG 21/2

Departure from policy	Yes ___	No ✓
Ward member request	Yes ___	No ✓
Recommend approval against material objection	Yes ___ [Any objection received? No / If yes, is any obj. material? Yes / No]	No ✓
	[Reason:	
Other circumstances needing Committee decision	Yes ___ [Flagged by Senior Officer Signed ___]	No ✓
	[Reason:	ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic.	No ___ [Nil fees (not first Submission) / Other info. viz Signed ___]	Yes ✓
	ANY ONE OF ABOVE	

Committee report
Sub-Committee:
SV recommended ___
Est/Tnd. recommended ___

Delegation confirmed by Senior Officer
PZ 21/2
___

Recommendation/draft report produced ___ Amended/confirmed ___

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) HM :

	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

PR 2/1

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 =

R E V A L I D A T I O N

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 £ 110.00

Receipt Issued ..... No. P481

Date First Received 13 JAN 1992

REGISTRATION

REFERENCE H23/0045/92

Cross-Ref N/A

Date 14/1/92

VALIDATION Date 14/1/92

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

Site area 0.08 No. of dwellings 1 Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description Erection of dwelling + garage (renewal etc etc.

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 16-1

Index Sheets 133 OS Nos ..... Grid Ref 5 34370 3 36930

Ward 2 Parish [illegible] TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☑ LB ☑ TPO ☑ Other: Grade

Inside IBD [illegible] Inside LP Area [illegible]

Linked to site.....Ref 239 Linked to property.....Ref.....

Planning Records:
Earlier apps 146/39

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

Inputs completed.....

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: One dwelling unit.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:		sq. metres
B. Please state size of any new structure:- (a) max. height:	Not finalised	metres
(b) max. length:		metres
(c) max. width:	at this stage.	metres
C. Please state type and colour of materials for facing external walls:		
D. Please state type and colour of roofing materials.		
E. Has a survey of the site been undertaken? State Yes or No	No	

5. GENERAL INFORMATION Please complete each section

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

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: Washway Road; Will there be — Individual access(es) Yes; New estate road ☐

C. What provision will be made for garages or parking within the site? Proposed garage and parking/ turning space.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	By means of soakaways.
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	no	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	→ Date: Consultee(s):
Is this application related to a previous submission	YES	→ Application No.: H23/0146/89

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

Continue on separate sheet if necessary.

The Application is for rewneal of Outline Planning Permission ref. H23/0146/89 dated 22nd March, 1989.

BRIAN SM, 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: H23/0045/92 Type: OUTLINE

Applicant: Mr M J Coupland
Tel:

Agent: Messrs Hix & Son
0406 22777

Description: Erection of dwelling & garage
(Renewal of outline planning
permission H23/0146/89)

Location: Plot 1, Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Valid date: 13-JAN-92
Target dates:
To case officer 18-JAN-92
Inspected by 23-JAN-92
Extra contacts 28-JAN-92
Report if not clear by 17-FEB-92

Terminal date: 09-MAR-92
Target Committee: 12-FEB-92
Report deadline: 29-JAN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		21-JAN-92	04-FEB-92
Cllr S W Hoyes	0406 370408	21-JAN-92	04-FEB-92

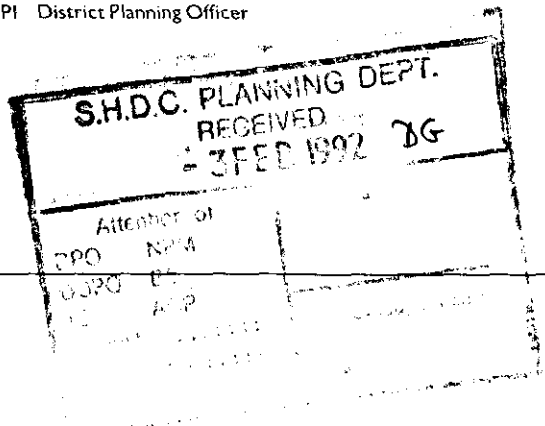
L.C.C - Obs Attached JSCB 23/1/92
The Hollies, Washway Rd, Holbeach 7FEB92 21FEB92
Trommisey " " " " "

SITE DETAILS

Grid ref: 534270 326920
OS Sheets: 133 Parcel:

E AN 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: H23/0045/92

Applicant: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0146/89)

Location: Plot 1, Saracens Head Nursery Washway Road Saracens Head Spalding Lincs

Type: OUTLINE

Date received: 13-JAN-92

21-JAN-92

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 05-FEB-92. 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 M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

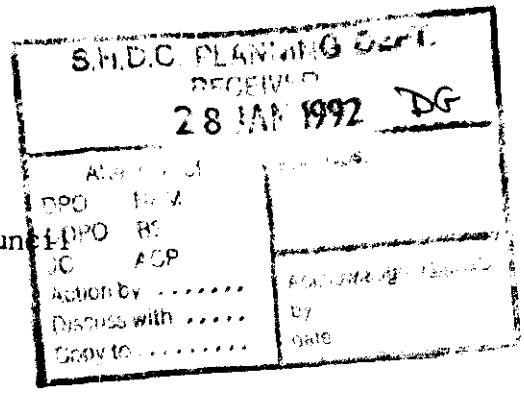
FOR PARISH COUNCIL USE ONLY

Comments: Recommended.

Signed: [signature]

30.1.92

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



NRA

National Rivers Authority
Anglian Region

24 January 1992

Our ref.GT/91/1/SH/0031

Dear Sir

PLANNING APPLICATION NO. H23/0045/92
PROPOSAL FOR ERECTION OF DWELLING AND GARAGE AT PLOT 1, SARACENS HEAD NURSERY, WASHWAY ROAD, SARACENS HEAD, SPALDING, BY MR M.J. COUPLAND.

With regard to the above-mentioned application received on 22 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

/contd

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/91/1/SH/0031

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Messrs Hix & Son
28 Church Street
Holbeach
Spalding, PE12 7LL

VJC

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/45/92/TB **Your Ref.** CS/5918/PJC **Date** 28 January 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. M. J. COUPLAND
PLOT 1 WASHWAY ROAD, SARACENS HEAD

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs. PE12 7LL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H 23/0045/92.

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. Address or location
PLOT 1 SARACENS HEAD NURSERY, WHAPLODE

3. Name, classification and number of road
III

4. Date application referred 23 - 1 - 92

5. State whether outline, detailed application etc.
OL.

6. Description of proposed development/change of use including access details
DWELLING & GARAGE
(RENEWAL OF OL H23/0146/89)

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: 23-1-92 Signed: [signature]
Director of Highways and Planning

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/5918/PJC Date: 10th January, 1992 Your Ref:

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

Dear Sirs,

Re: Planning Applications -
Plot No. 1 Saracens Head Nursery, Washway Road, Saracens Head
Plot No. 2 Saracens Head Nursery, Washway Road, Saracens Head
Plot No. 3 Saracens Head Nursery, Washway Road, Saracens Head
Mr. M. J. Coupland

We attach herewith the completed Application forms and the appropriate planning fee in respect of the above applications and we look forward to receiving the Planning Committee's decision in due course.

Yours faithfully,

SOUTH HOLLAND D.C.
PLAN DEPT.
13 JAN 1992
REF ..0045/92

FIMBRA MEMBER