APPLICATION NO. : H23/0539/92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0539/92 Received:14-MAY-92 Type:RESERVED MATTERS

Name: A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of two dwellings with garages

Location : Washway Road Saracens Head
Spalding Lincs

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

1 Before the development hereby permitted is commenced a sample of the type and colour of the bricks and tiles to be used for external walls and roof shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

2 Before development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing further landscaping of the site between the dwellings and the public highway (including a frontage hedge of native species). This scheme shall show details of positions, heights on planing and species of trees and shrubs.

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

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.

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
16-JUL-92 H23/0539/92

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.

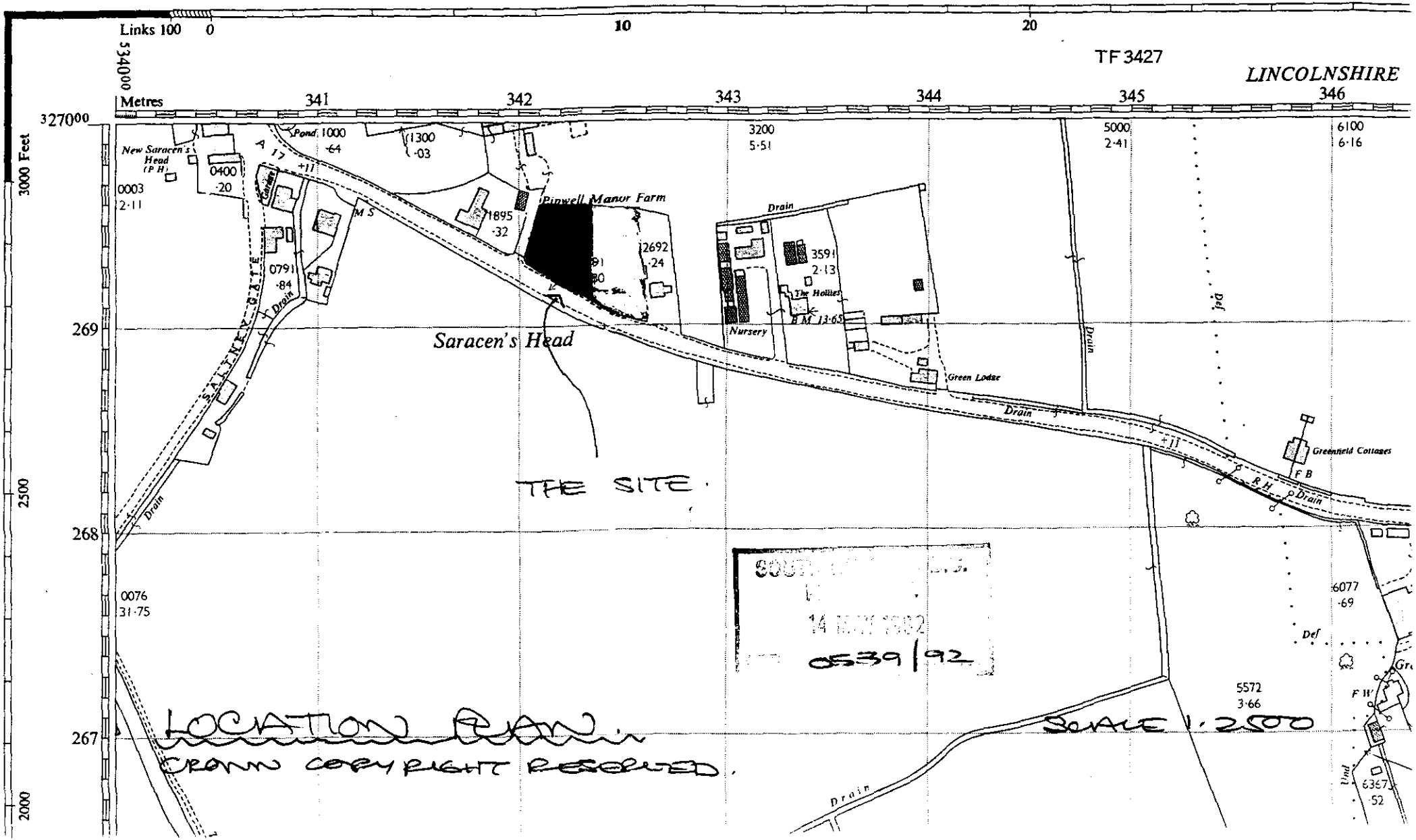
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

PLAN TF 3426 & PLAN TF 3526

The number and acreage of each parcel of land is shown within the parcel or is important when identifying a parcel to specify the number(s) of the plan(s) on which it falls.

IN PARCELS DIVIDED BY THE SHEET EDGE, THE ACREAGES ARE SHOWN TO SHEET EDGE ONLY.



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0539/92

Date Registered 14 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A+D MAPLETHORPE LTD.
STATION HOUSE
STATION STREET.
HOGSEATH.
LINES.
Tel. No.

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

LOWETH CARLING DESIGN
STATION HOUSE
STATION STREET
HOGSEATH. LINES.
Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WASTHWAY ROAD. SARACENS
SPALDING LINES.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 2 DWELLINGS WITH GARAGES.

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220-00 If you consider no fee is payable include a written explanation instead.

Date...14.../5.../92...

Previous application No: 23/0380/91

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 (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.	H23/0380/91
B. Please state which reserved matters are dealt with in this application.	all.
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 building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many: ☐

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height: 26'0" (to ridge) sq. metres ~~metres~~

(b) max. length: 38'0" ~~metres~~

(c) max. width: 31'9" metres

C. Please state type and colour of materials for facing external walls: S/H facings to match adj property

D. Please state type and colour of roofing materials. Exhill or Hanley Pantiles to match adj property

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

5. GENERAL INFORMATION Please complete each section

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

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?

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

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 ☐

OTHER MATTERS Please complete

	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 footpath	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices or shopping 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.

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).

OWNERS'

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 ..... ~~(Applicant~~/Agent) Date 14/5/92

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 ..... ~~Applicant~~/Agent) Date 14/5/92

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: MF
date: 31/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) GRANT / REFUSE

Recommended approvals -

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 ....

Other circumstances needing Committee decision — Yes ....
- Flagged by Senior Officer
- Signed .....
- No ....

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/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DG 22/5 DR 22/5

Publicity : General
Departure
Setting of LB Viz ✓

Residents (Postal):

Pippell Mans. — check for Matwick
Pippell Mans, Washing Rd + o/c Lodge
Maple Lodge — as plotted with.

Residents (Delivery):

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

Discuss with NBell early m.

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. P1156

Date First Received 14 MAY 1992

REGISTRATION

REFERENCE H23/0539/92

Cross-Ref B23/0402/92

Date 15/5/92

VALIDATION Date 14/5/92

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

Site area ..... No. of dwellings 2 Floorspace .....

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

Earlier permission ref H23/0280/91

HM:-

	Siting	Design	Ext app	Access	Lands
Previous	✓		✓	✓	
Current					

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.5

Index Sheets 133 OS Nos ..... Grid Ref E 534220 N 186160

Ward Si Parish HOLBEACH TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside CBD YES Inside LP area NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...933 Linked to property.....Ref.....

Planning Records:
Earlier apps 380/91 706/91
630/91

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0539/92 Received:14-MAY-92 Type:RESERVED MATTERS

Name: A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of two dwellings with garages

Location : 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 Before the development hereby permitted is commenced a sample of the type and colour of the bricks and tiles to be used for external walls and roof shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

2 Before development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing further landscaping of the site between the dwellings and the public highway (including a frontage hedge of native species). This scheme shall show details of positions, heights on planing and species of trees and shrubs.

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

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.

Authorised to issue:

15-JUL-92 H23/0539/92 AD...K.....DC...K....

APPLICATION REFERENCE:

APPLICATION REFERENCE: H23/0539/92 DATE RECEIVED: 14 05 92

APPLICANT: A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding
Lincs

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Reserved Matters

DESCRIPTION: Erection of two dwellings with garages

LOCATION: Washway Road, Saracens Head

Parish Council: Supported, this will clear another eyesore up in the village. I am sure all near residents would be pleased.

County Highways: Request conditions.

Public Objections: Letter received from Owner/Occupier of Maple Cottage (summarised).

- Now proposing for the third time to building two houses on a site much smaller than was originally intended.
- Feel two houses would cramp the area.
- Have side windows on my house and am sure considerable light would be lost.
- Purchased my house with the knowledge that one dwelling would be built on the site.
- Would not be in keeping with Pipwell Manor which is a Listed Building.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H23/0665/88 - Outline - Residential Development - Permitted.
H23/0097/89 - RM - Erection of three houses with garages - Refused.
H23/0630/89 - Full - Erection of two houses with garages - Permitted.
H23/0380/91 - Outline - Erection of two dwellings - Refused.
Reason - Inappropriate form of frontage development which would adversely affect the setting of Pipwell Manor House.
Allowed on appeal 12 December 1991.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposal satisfactorily complies with the reserved matters and is acceptable in terms of its relationship with Pipwell Manor (which is a Grade II Listed Building).

2 The site is currently vacant and has a frontage of 34 metres decreasing to 23 metres approximately at its rear. Its depth varies between 35.5 metres and 46 metres. Residential development is located immediately to the east and Pipwell Manor, which is a Grade II Listed Building to the west.

3 Application is for two cottage style dwellings to be constructed in a brick to match the adjoining property to the east.

CONCLUSIONS

1 The dwellings proposed are not significantly different in style to the indicative details submitted at the outline stage. In respect of these, the Inspector concluded that the proposal would not adversely affect the setting of Pipwell Manor and that two dwellings were appropriate.

3 The dwelling on plot 2 has side lounge, landing, WC and utility windows, (four in all) facing the property to the east. These windows are of a secondary nature and it is consequently my opinion that the amenity of the property to the east would not be affected to such a degree as to justify a refusal of permission.

4 I have considered all the other points raised by the objector but consider they are not of sufficient magnitude as to justify refusal.

5 The applicants have shown no landscaping on the frontage of the site on the basis that it would interfere with the vista of Pipwell Manor. However, since the eastern elevation of Pipwell Manor is not, in the opinion of the Inspector, of a principal nature it is considered that additional landscaping should be included (plus a frontage hedge of native species).

RECOMMENDATION - Grant Permission.

1 SC12 - (materials) ... sample of bricks and tiles.

2 Before development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing further landscaping of the site between the dwellings and the public highway (including a frontage hedge of native species). This scheme shall show details of positions, heights on planting and species of trees and shrubs.

3 SC27 - (implementation of planting).

Reasons

1 Standard.

2 In the interests of the visual amenities of the locality.

3 Standard.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
.phone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0539/92 Type: RESERVED MATTERS

Applicant: A & D Maplethorpe Ltd Agent: Loweth Cowling Design
Tel: 0406 22126

Description: Erection of two dwellings with garages

Location: Washway Road
Saracens Head
Spalding
Lincs

Valid date: 14-MAY-92 Terminal date: 09-JUL-92
Target dates: Target Committee: 24-JUN-92
To case officer 19-MAY-92 Report deadline: 10-JUN-92
Inspected by 24-MAY-92
Extra contacts 29-MAY-92 Case Officer:
Report if not clear by 18-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	19-MAY-92	02-JUN-92
Cllr J R Pearl 0406 32 207	19-MAY-92	02-JUN-92
L.C.C – Obs Attached JCB 21/5/92.		
Advert - Setting of L.B.	02-JUN-92	23-JUN-92
Owner/occ, Pipwell manor, S. Head	04-JUN-92	18-JUN-92
" " Maple Lodge, S. Head	"	"

SITE DETAILS

Grid ref: 534220 326960
OS Sheets: 133 Parcel:

FILE COPY

PLANNING APPLICATION

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

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H23/0539/92
Description: Erection of two dwellings with garages

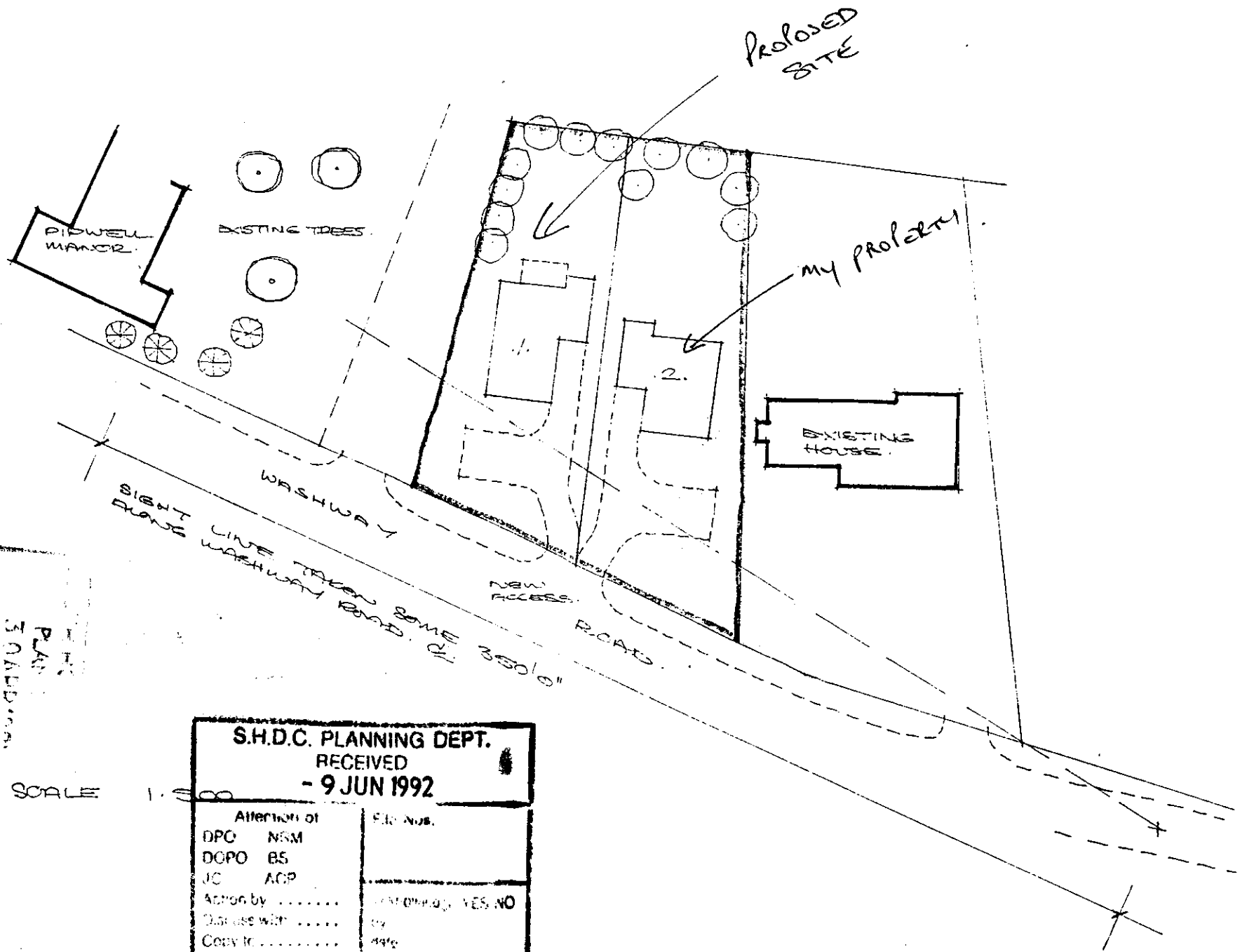
Location: Washway Road
Saracens Head
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 23-JUN-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-JUN-92

SOUTH HOLLAND DISTRICT COUNCIL



REF. 350/91

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUN 1992

Attention of	F.C. Nos.
DPO NSM	
DOPO BS	
JC ACP	
Agree by	YES NO
Discuss with	by
Copy to	date

LFP
Spec 2/6/92

es SPALDING 725484

CATIONS TO PROPOSALS FOR
OR THE ALTERATION OR
STATUTORY PLAN

—

PLANNING ACT 1990

—

ICATIONS TO PROPOSALS FOR
RE PLAN: ALTERATION NO. 2

—

oses to modify these plan proposals

—

(other than modifications which the erially affect the content of the plan ons for proposing them are available d places during normal office hours. milarly available for inspection.

North Kesteven District Council
Council Offices
Eastgate
SLEAFORD
Lincolnshire
NG34 7EB

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

South Kesteven District Council
Council Offices
St Peter's Hill
GRANTHAM
Lincolnshire
NG31 6PZ

West Lindsey District Council
The Guildhall
GAINSBOROUGH
Lincolnshire
DN21 2DH

d documents are also available for ing hours at the following Public Market Rasen, Lincoln, Louth, Mabpilsby, Skegness, *Boston, Sleaford,* larket Deeping, Crowland, Spalding, on Bridge.

ations in support of, the proposed iting to the Director of Highways and uncil, 4th Floor, City Hall, Beaumont e 13th July, 1992.

should specify the matters to which which they are made, and may be notified at a specified address of the r rejection of the plan proposals.

R. J. D. Procter
Chief Executive

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

PLANNING APPLICATIONS

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

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H23/0539/92 · A. & D. *Maplethorpe Ltd*
RESERVED MATTERS
Erection of two dwellings with garages
Washway Road, Saracens Head, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours.

Any comments should be sent to me within 21 days of this notice, quoting the relevant *reference number.*

B. SMITH
Director of Planning and Building Control *Services*
2 June, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

ff8859 ©WVN

INSOLVENCY ACT 1986

RULE 4 106 INSOLVENCY RULES 1986

NOTICE OF APPOINTMENT OF LIQUIDATOR

HOLBEACH WINDOWS LIMITED

I, Michael Perkins, of Bulley Davey, 69/75 Lincoln Road, Peterborough PE1 2SQ, give notice that on 21st May 1992 I was appointed Liquidator of Holbeach Windows Limited by a *Resolution of a Meeting of the Company's* creditors.

M. PERKINS
Liquidator
Messrs Bulley Davey

Date: 28th May 1992
8855

AUTOVOX (UK) LIMITED

NOTICE IS HEREBY GIVEN pursuant to Section 98 Insolvency Act 1986 that a Meeting of Creditors of the above named Company will be held at 69/75 Lincoln Road, Peterborough, on Monday, June 22, 1992 at 10.15 am for the purposes mentioned in Sections 100 and 101 of the said Act.

A list of the names and addresses of the company's creditors will be available for inspection on the two business days next preceding the Meeting at 69/75 Lincoln Road, Peterborough PE1 2SQ.

Dated this 28th day of May, 1992.

G. J. ARMSTRONG, *Director.*

©WVN 8856

PG

HOME SERVICES

RE-DECORATING?
Curtains, Wallcoverings, Carpets, etc
Difficulties in deciding?
Don't make expensive mistakes — take expert advice on colours, design, lighting, pictures, etc.
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For a free, no obligation visit contact:
EAB DESIGNS on 0406 22175

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77 Commercial Road, Spalding, Lincs PE11 2HE
bb146

THE ZANUSSI MAN
Service and Repairs
BOURNE (0778) 422147
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CARAVANS & CAMPING

CARAVAN Porch Awning, Pullman, 8ft high, rust, used once, £105 ono. Spalding 713080.

TOWBAR Techniques. Caravans, Trailers, Towbars, Sales and service, our place or yours. Spalding Road, Bourne. Tel: 0778 393686.

SIX Berth Caravan and awning, both for £1,000. Tel (0406) 22797.

WILLOWS Camping Hire. 2 man tent to a 6 berth trailer tent, some dates still available. For more information tel 0205 480420. Mobile 0831 87401.

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s £250
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ABTA A7066
Tel: (0733) 313939



st choice of low cost
hts in Town
ABTA

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H23/0539/92

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		
	3	4	2	2	6	7.

2. Address or location

WASHWAY ROAD, SARACENS HEAD, WHAPLODE

3. Name, classification and number of road

III

4. Date application referred 21-5-92

5. State whether outline, detailed application etc.

R.M.

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

TWO DWELLINGS

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. (circled) 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: 21-5-92 Signed: [signature]
Director of Highways and Planning

BRIAN SM. 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: H23/0539/92

Applicant: A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of two dwellings with garages

Location: Washway Road Saracens Head
Spalding Lincs

Type: RESERVED MATTERS

Date received: 14-MAY-92

19-MAY-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 03-JUN-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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported this will clear another eyesore up in the village Provided all near residents would be pleased

Signed: G E Johnson

S.H.D.C. PLANNING DEPT.
RECEIVED DG
11 JUN 1992
File Nos.
DPO
DOPO
JC
Action
Disc
Copy

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUN 1992 DG

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

File Nos.

Acknowledge YES/NO
by ST
date 9/6

Maple Cottage,
Washway Road,
Saracens Head,
Holbeach, Spalding,
Lincs PE12 8A.

Dear Sirs

Re H23/0539/92.

I am writing with regard to the above building application

As you are probably aware from your records Maplethorpe builders originally purchased this plot of land with the intention of erecting three dwellings, this was refused and consequently my house was built on at least one half of the original site.

They are now proposing for the third time (Previous app. nos. H23/0380/91 and H23/0706/91) to build two houses on a site much smaller than was originally intended

I would like to make my objections to this. I feel that two houses would cramp the area. I also have side windows to my house and I am sure that considerable light would be lost.

I purchased my house with the knowledge that only one dwelling would be built on the site, I enclose a copy of the plan that was giving to me at the time I purchased my house.

Also any property that was built would be in keeping with Pinvell Manor. which is a listed building.

I await your reply

Yours faithfully

L. Costello

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

S.H.D.C. PLANNING DEPT
RECEIVED
16 DEC 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos
Acknowledge by
date

Messrs Maples & Son
Solicitors
23 New Road
SPALDING
Lincolnshire
PE11 1DH

Your reference
RWL/JT
Our reference
T/APP/A2525/A/91/189621/P8
Date
12 DEC 1991

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY A & D MAPLETHORPE LTD
APPLICATION NO:- H23/0380/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the South Holland District Council to refuse outline planning permission for the erection of 2 dwellings with garages on land at Washway Road, Saracens Head, Holbeach, Spalding, Lincolnshire. I have considered the written representations made by you and by the Council and also those made by the Parish Council and interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 14 November 1991.

2. From what I have seen and read I consider the main issue in this appeal is whether or not the proposed 2 houses would adversely affect the setting of the adjacent listed building.

3. Saracens Head is a small straggly village in this area of flat landscape. The existing dwellings are scattered along the roadsides except near to the public house and the primary school where the village is more compact. The A17 trunk road has now been largely diverted away from this part of the village and is located in open countryside to the south. Washway Road extends to the east and beyond the compact area of the village has small groups of isolated scattered development. The appeal site is an area of open land between the grounds of Pipwell Manor and a large new detached house to the east. There is other development further east with some new houses set quite close to each other on the frontage.

4. The local planning authority have not referred to a specific development plan for the area except to state that the appeal site is within the Interim Boundary of Development for Saracens Head approved by the full council on 2 August 1989. While consequently the presumption is generally in favour of development on sites within the boundary the individual proposals have to be considered against the particular character of the village regarding scale, density and sympathy to the surroundings.

5. The main elevation of the listed building, Pipwell Manor, is to Washway Road. It is set quite close to the road frontage. The house

100%
RECYCLED PAPER

extends back some way but it is clear that the eastern elevation is not of a principal nature. However, there is land within the site to the east of the house which contains numerous trees and which in my view is more than adequate to respect the setting of the house. If it had been considered at the time of construction of the house that the main front elevation required a spacious setting, presumably the house would have been set well back with a sweeping drive in front. This is not the case and the development of the appeal site would have no impact on the front elevation. The application is in outline but with the siting and means of access as part of the application. This clearly shows that seen from the east the proposed houses would have little effect on the view of Pipwell Manor and since there is a drive access as well as the grounds of the listed building itself between the house and the boundary of the appeal site I do not consider the proposed houses would crowd Pipwell Manor. As a result I must conclude that the setting of the listed building would not be adversely affected by the proposal before me.

6. I have also considered the appropriateness of 2 houses planned for the site. Clearly compared with only one house there is a difference in the apparent spaciousness of the site, but not in my view of sufficient significance to rule out the proposal. I have already remarked that a short distance east there are new dwellings in close proximity to each other and therefore the proposal is not out of character with the general area. I accept the bulk of the proposed buildings would be nearer to the existing house than the earlier proposed single house on the site but they would be set further back than the existing house and the easternmost proposed house would only extend in front of a small side window to a through room towards the rear of the existing house. I am therefore satisfied that the proposal is appropriate for the area and would not unacceptably affect the amenities and setting of the existing house to the east.

7. In the event of the appeal being allowed the local planning authority have suggested conditions calling for prior approval of the reserved matters and the provision of access and turning space before the occupation of the buildings. These conditions seem reasonable and necessary for implementation of the application.

8. I have taken careful account of all the other matters raised in the representations including the reference to Circular 8/87 and the identification in the village boundary plan of land for frontage development along the south of Washway Road, but neither these, nor all the other matters raised, outweigh in my view the considerations that have led to my decision.

9. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant outline planning permission for the erection of 2 dwellings with garages on land at Washway Road, Saracens Head, Holbeach, Spalding, Lincolnshire in accordance with the terms of the application (No H23/0380/91) dated 29 April 1991 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority;

b. application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

2. the development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later;

3. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

4. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

5. before the dwellings hereby permitted are occupied the access and turning facilities shall be provided on site in accordance with the drawings submitted.

10. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

11. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Gentlemen
Your obedient Servant

Roy A.S. Holden

ROY A S HOLDEN DipArch RIBA
Inspector

548. PLANNING APPLICATIONS (Continued)

(f) **Advertisement Consent**

The Director of Planning and Building Control Services be authorised to grant consent for the display of the undermentioned advertisements in accordance with his recommendations, and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H09/0255/92 David Lefley and Sons	Illuminated fascia signs and totem sign, non-illuminated directional signs at Bellevue Garage, Station Street, Holbeach.
H11/0391/92 Main Road Garage	Illuminated signs including 1 Fascia, Roundel, Totem and two wall signs plus one directional sign at Main Road Garage, Long Sutton.

(g) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H23/0539/92 A & D Mablethorpe Ltd	Two dwellings with garages at Washway Road Saracens Head.

(h) Deemed Applications by Lincolnshire County Council

The Lincolnshire County Council be informed of this authority's observations in respect of the undermentioned developments in accordance with the recommendations of the Director of Planning and Building Control Services as follows:-

Plan No. and Applicant	Proposal
H14/0606/92 Lincolnshire County Council	Dwelling, garage and construction of vehicular access at Glenside South, Pinchbeck Bars, Pinchbeck West.

(The Council objects strongly to the above development.)

H04/0616/92 Lincolnshire County Council	Change of use to residential use at 32 High Street, Donington.

(No objections be raised to the above development.)

H04/0617/92 Lincolnshire County Council	Dwellings at 32 High Street, Donington.

(The Council objects to the above application.)

H04/0615/92 Lincolnshire County Council	Demolition of wall at High Street, Donington.

(The Council objects to the above application.)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/0380/91

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0539/92 Received:14-MAY-92 Type:RESERVED MATTERS

Name: A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of two dwellings with garages

Location : Washway Road Saracens Head
Spalding Lincs

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

1 Before the development hereby permitted is commenced a sample of the type and colour of the bricks and tiles to be used for external walls and roof shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

2 Before development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing further landscaping of the site between the dwellings and the public highway (including a frontage hedge of native species). This scheme shall show details of positions, heights on planing and species of trees and shrubs.

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

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.

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

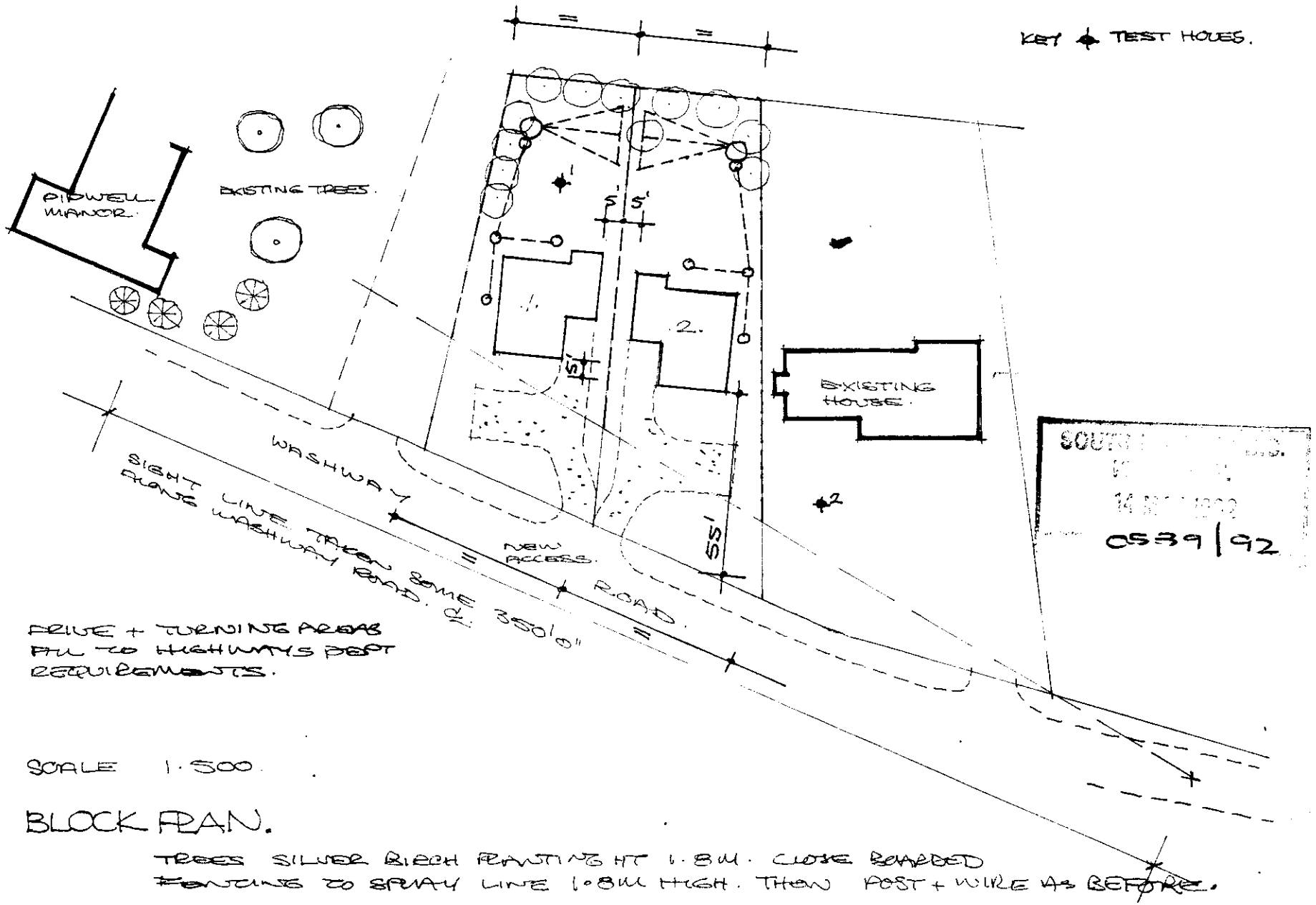
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

sgd B SMITH
Director of Planning and Building Control Services

16-JUL-92 H23/0539/92

SITING AS H23/0380/91 PLOT. 1. DWG 9225/1 HANDED.



DRIVE + TURNING AREAS TO HIGHWAYS DEPT REQUIREMENTS.

SCALE 1:500.

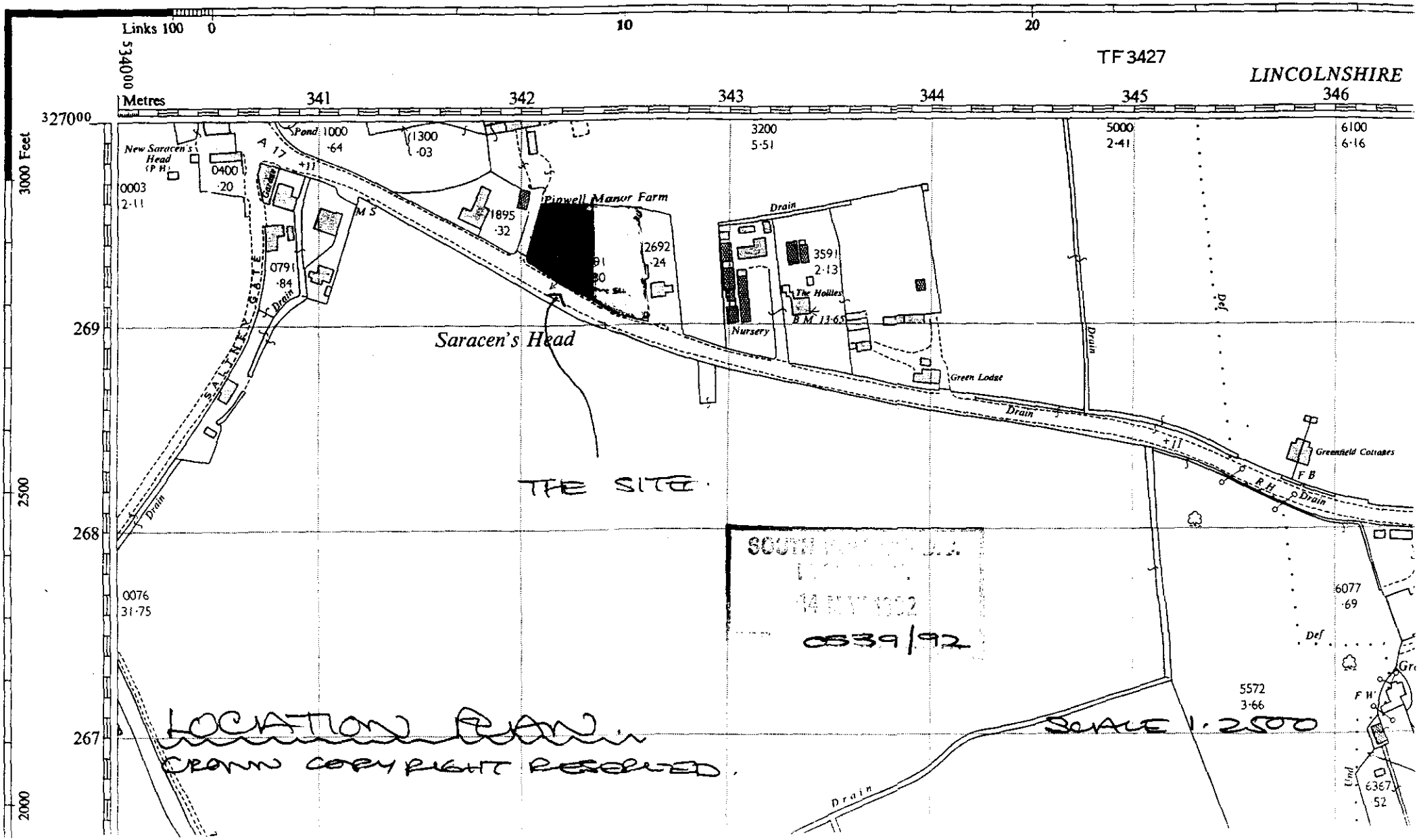
BLOCK PLAN.

TREES SILVER BIRCH PLANTING HT 1.8M. CLOSE BOARDED FENCING TO SPRAY LINE 1.8M HIGH. THEN POST + WIRE AS BEFORE.

PLAN TF 3426 & PLAN TF 3526

The number and acreage of each parcel of land is entered within the parcel on the map when identifying a parcel to specify the number(s) of the plan(s) on which it falls.

IN PARCELS DIVIDED BY THE SHEET EDGE, THE ACREAGES ARE SHOWN TO SHEET EDGE ONLY.

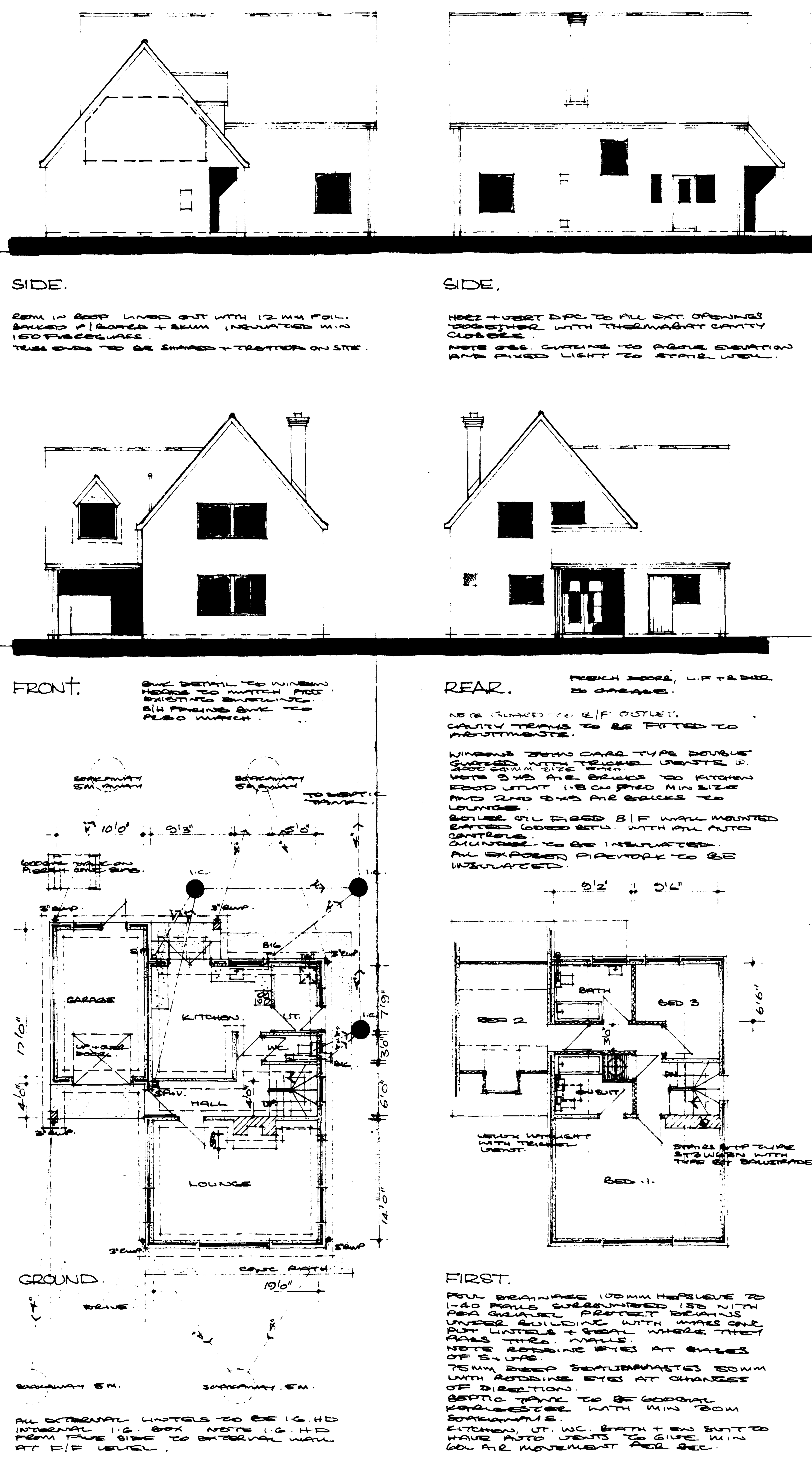


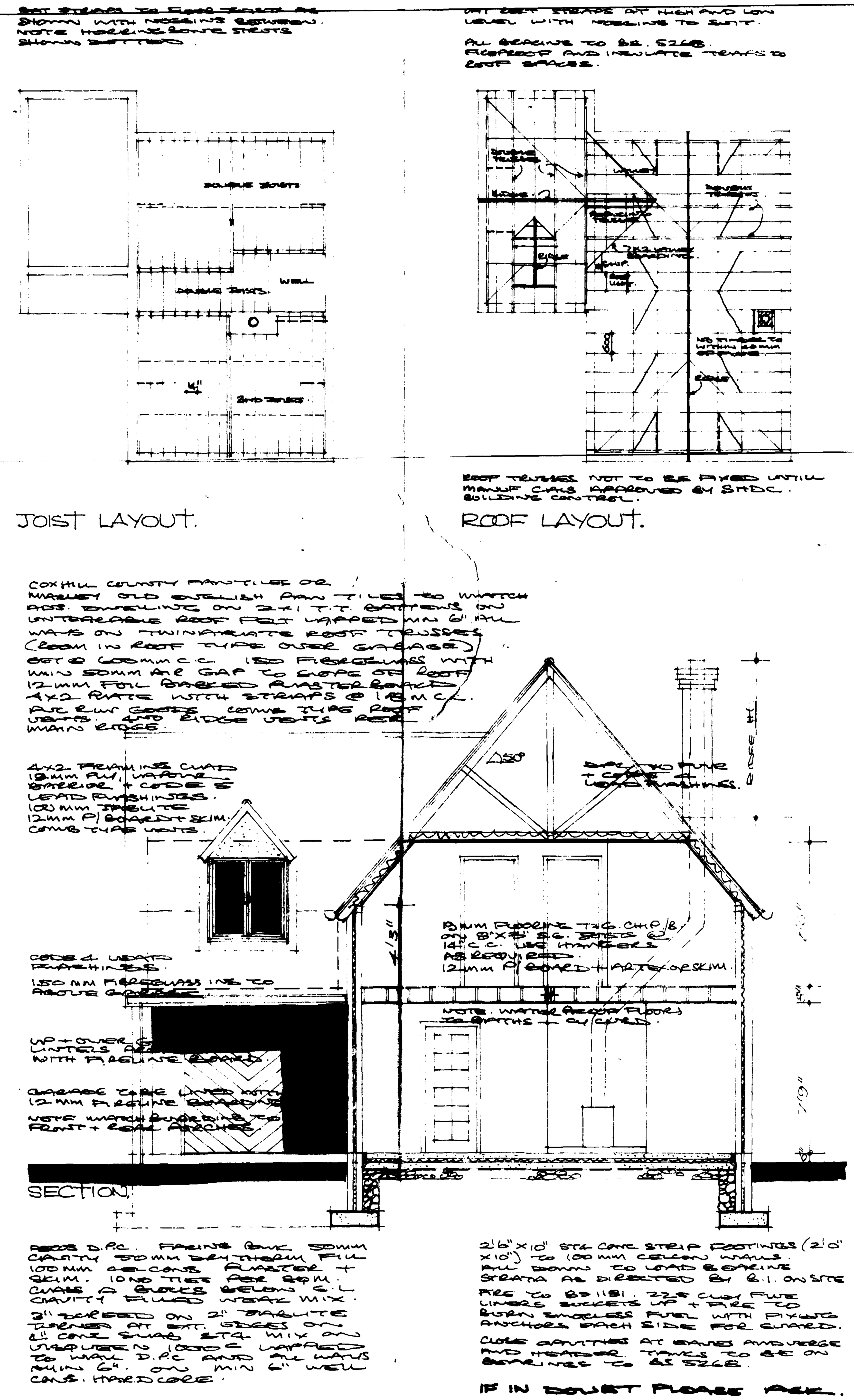
STANDARD DWELLING TYPE 'EAR' FOR A+D MAPLETHORPE LTD.

SOUTH HOLLAND D.C.
14 MAY 1992
0539/92

SCALE 1/8" + 1/4" = 1'0". DATE MAY 92. DWG. 9225/1.

LOVETH CONSULTING DESIGN. STATION HOUSE. HOLBEACH. 0406 22126.



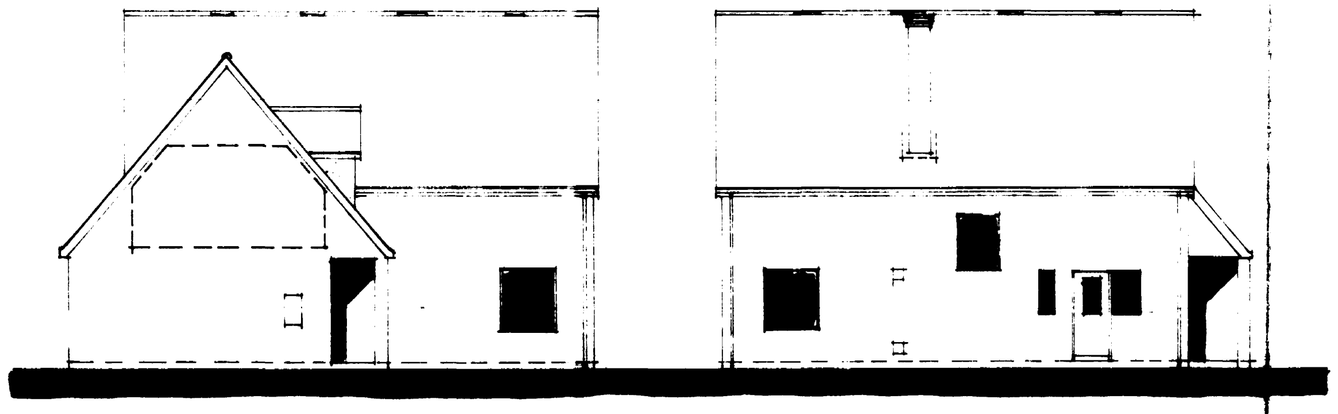


STANDARD DWELLING TYPE 'EAR' FOR A+D MAPLETHORPE LTD.

SOUTH HOLLAND D.C.
PLANNING
14 MAY 1992
OFF... S539/92

SCALE 1/8" + 1/4" = 1'0" DATE MAY 92. JOB. 9225/1.

LAVETH CONSULTING DESIGN. STATIONS HOUSE. HOLBEACH. 0406 22126.



SIDE.

SIDE.

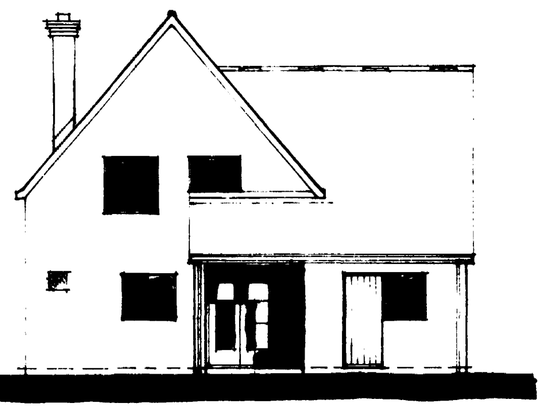
ROOF IN 600P LINED EXT WITH 12 MM FOIL BACKED P/BOARD + 38MM INSULATED MIN 18TD PARCELJACS. TILES OVER TO BE SHARED + TRIMMED ON SITE.

HORZ + VERT DPC TO ALL EXT OPENINGS TOGETHER WITH THERMABATT CAVITY CLOSERS.

NOTE GRP CURVING TO PORCH ELEVATION AND FIXED LIGHT TO STAIR WELL.



FRONT.



REAR.

EXT DETAIL TO MATCH HOUSE TO MATCH POST EXISTING BUILDING. S/H PARKING SPACE TO ALSO MATCH.

PATIO DOORS, L.P + 2 DOOR TO GARAGE.

NOTE (SUNKEN) TO B/F OUTLET.

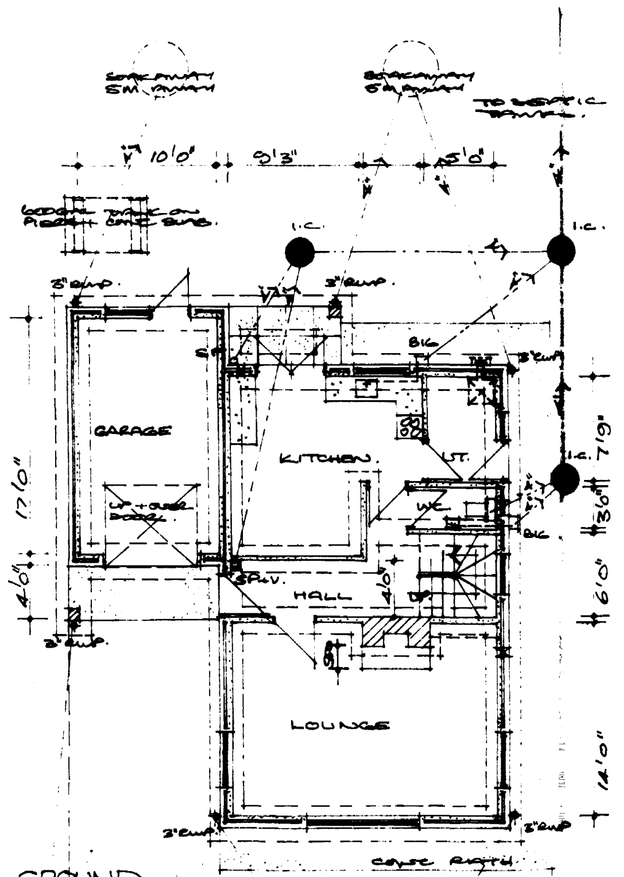
CAVITY TRAYS TO BE FITTED TO ARCHITRAVES.

WINDOWS 300MM CASE TYPE DOUBLE GLAZED UNITS (TROPICAL UBSTS ®. 1200 SERIES) TYPE SW4H NOTE 6 NO ARE BRICKED TO KITCHEN SINGLE UNIT 1-18 GLASS MIN SIZE AND 2ND 6NO ARE BRICKED TO LOUNGE.

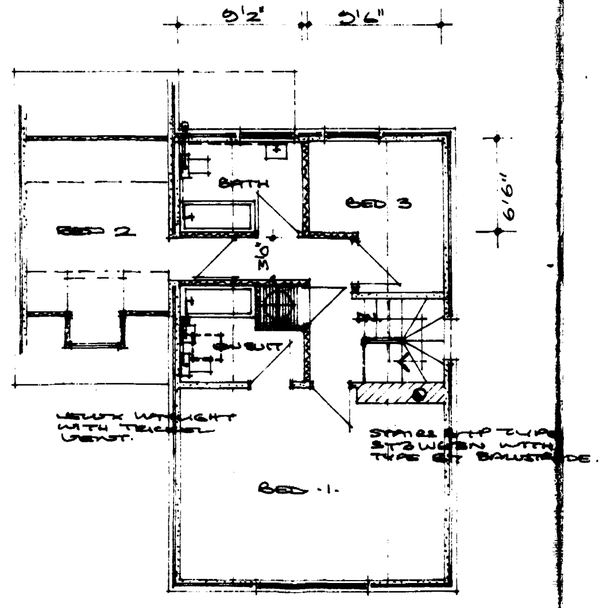
BOILER, OIL FIRED B/F WALL MOUNTED BAXTED 16000 BTU. WITH FULL AUTO CONTROLS.

CYLINDER TO BE INSULATED.

ALL EXPOSED PIPEWORK TO BE INSULATED.



GROUND.



FIRST.

ALL EXTERNAL LINTELS TO BE 1G.HD INTERNAL 1G. BOX NOTE 1G.HD FROM TRUE SIDE TO EXTERNAL WALL AT F/F LEVEL.

PILE FOUNDATIONS TO 1-40 PILES SURROUNDED 150 WITH REA GRAVEL PROTECT BEARING UPPER BUILDING WITH WIRES ONE PUT LINTELS + BEAMS WHERE THEY CROSS THESE WALLS.

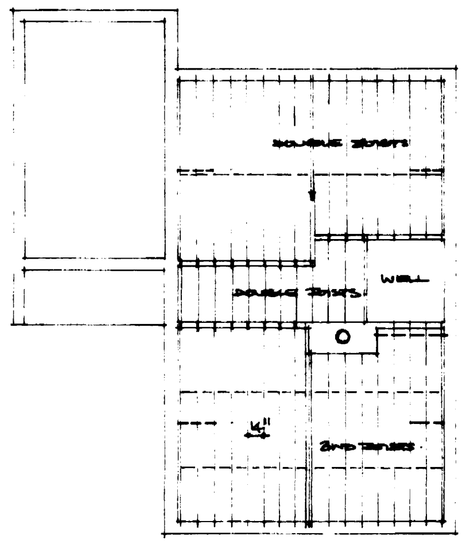
NOTE RISING TIES AT GABLES OF 5+ LPS.

75MM DEEP SCAFFMARKERS 150MM WITH REDDINE EVES AT CHANGES OF DIRECTION.

SEPTIC TANK TO BE GENERAL KONSTRUCTOR WITH MIN 30SM SOAKAWAYS.

KITCHEN, UT. WC. BATH + BED SUITE TO HAVE AUTO VENTS TO GIVE MIN 60L AIR MOVEMENT PER SEC.

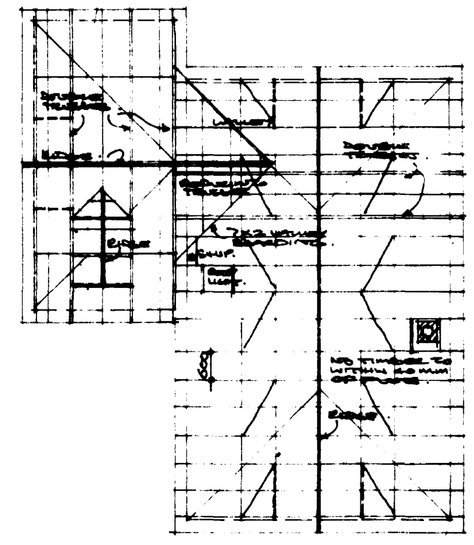
SHT BEARS TO FLOOR JOISTS AS SHOWN WITH NOGGING BETWEEN. NOTE HOGGING BOARD STRUTS SHOWN DOTTED.



JOIST LAYOUT.

VAT SHT BEARS AT HIGH AND LOW LEVEL WITH NOGGING TO SUIT.

ALL BEARING TO BE 9225. FLOORBOARD AND INSULATE TRAPS TO ROOF SPACES.



ROOF TRUSSES NOT TO BE FIXED UNTIL MANUF CALCS APPROVED BY SHDC BUILDING CONTROL.

ROOF LAYOUT.

COXHILL COUNTY PANTILES OR MARLEY OLD ENGLISH PAN TILES TO MATCH EXIST DWELLING ON 1:1 TR RAFTERS ON UNTREATED ROOF FELT LAPPED MIN 6" ALL WAYS ON TWINSTRATE ROOF TRUSSES. (ROOM IN ROOF TYPE OVER GARAGE) SET @ 600MM C.C. 150 FIRECLINES WITH MIN 50MM AIR GAP TO SLOPE OF ROOF 12MM FOIL BACKED RUNTER BOARD 4X2. BATTS WITH STRAPS @ 1.8M C.C. PLY. R.W. GUTTER. 'CONVE TYPE' ROOF VENTS AND RIDGE VENTS ALONG MAIN RIDGE.

4X2. TREATED CLAD 18MM PLY. LAMPRE. EXTERIOR + CODE 6 LEAD FLASHINGS. 100 MM TARELITE 12MM P/BOARD SKIM. CONVE TYPE VENTS.

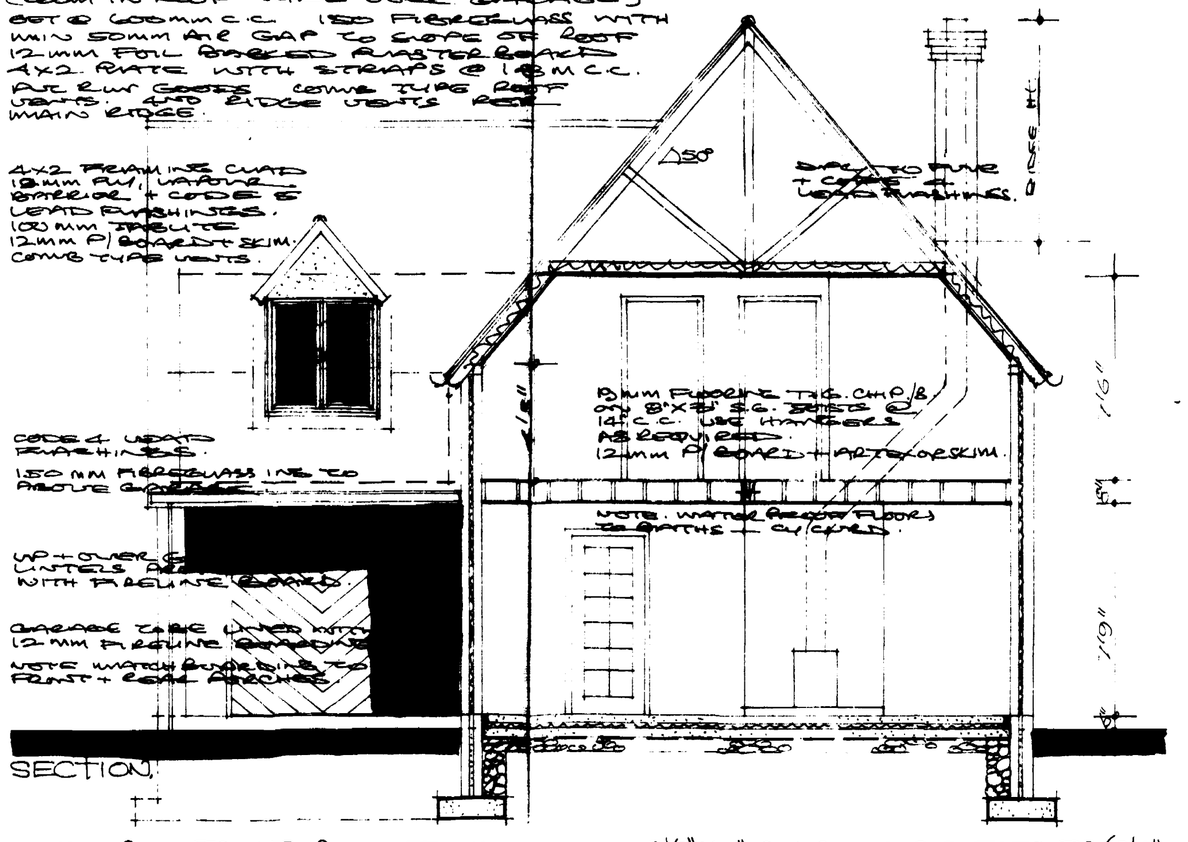
CODE 4 LEAD FLASHINGS.

150 MM FIBREGLASS INS TO ROOF SPACE.

UP + OVER GARAGE DOORS WITH FIRELINE BOARD

GARAGE CEIL LINED WITH 12 MM FIRELINE BOARDS

NOTE WATER BOILER TO BE FIXT + SEAL ARRANGE



SECTION.

REDS D.P.C. FACING BRIC 50MM CAVITY 50MM ERISTHERM FULL 100 MM. CELCON PLASTER + SKIM. 1016 TIES ARE 450M CRAWL & BLOCKS BELOW G.L. CAVITY FILLED WEAK MIX.

21" RACKED ON 21" TARLITE TURNED AT EXT. EDGES ON R.C. CONE SLAB 5TH MIX ON UNDERLAYER ON 1000 C. UNPACKED TO WALL D.PC AND ALL WALLS WITHIN 6". ON MIN 6" WELL CONS. HARDCORE.

2'6" X 10" STR. CONC STRIP FOOTINGS (2'0" X 10") TO 100 MM CEMENT MORTAR MIX BEDDED TO LOAD BEARING STRATA AS DIRECTED BY B.I. ON SITE

FIRE TO BS 1181. 22" CLAY FLUE LINERS SWEEPS UP + FIRE TO BURN SMOKELESS FUEL WITH FIXINGS ANCHORED EACH SIDE FOR CLIMBERS.

CLOAK CAVITIES AT EAVES AND VERGE AND HEADS TO LINTELS TO BE ON BEARINGS TO BS 5628.

IF IN DOUBT PLEASE ASK.