SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H02/0064/92 Received:15-JAN-92 Type:RESERVED MATTERS

Name: Mr & Mrs J Beeken
13 Barbers Drove
Crowland
Peterborough

Agent: Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Description: Bungalow and garage

Location : Plot adj. to Farm Buildings known as Ashley's Barn
Plank Drove Crowland

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:

Director of Planning and Building Control Services
27-FEB-92 H02/0064/92

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: H02/0064/92 Received: 15-JAN-92 Type: RESERVED MATTERS

Name: Mr & Mrs J Beeken
13 Barbers Drove
Crowland
Peterborough

Agent: Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Description: Bungalow and garage

Location : Plot adj. to Farm Buildings known as Ashley's Barn
Plank Drove Crowland

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

Authorised to issue:

25-FEB-92 H02/0064/92

AD. 25/2 DC. 26/2

PLANNING APPLICATION

For office use only

Application No. H02/0064/92

Date Registered 15 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. J. BEEKEN
13, BARBERS DROVE,
CROWLAND

Tel. No.

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

GRAHAME SEATON
67, ST. PETERS ROAD,
HOWELL, WISBECH, CAMBS.

Tel. No. 0945 772632
(Personal contact name) GRAHAME SEATON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT ADJ. TO FARM BUILDING KNOWN AS ICE
ASHLEY'S BARN, PLANK DROVE, CROWLAND

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUNGALOW & GARAGE

Please complete

Signed ..... Date 13/1/92

I attach * Four copies of all plans ✓
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

	(✓)	
This is a **full** application for change of use and/or new building works		→ Now complete Parts 3, 4 and 5 and an Ownership Certificate
or This is an **outline** application		↴

Please state Site Area (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**	H02/0175/91 1, 2, & 3	
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: sq. metres

B. Please state size of any new structure:- (a) max. height: 5·5 metres

(b) max. length: 13·75 metres

(c) max. width: 12.3 metres

C. Please state type and colour of materials for facing external walls: BUFF BRICKS

D. Please state type and colour of roofing materials. BROWN TILES

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):

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

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 4-2-92

Residents notified on site visit: NO

Case Officer Conclusions (issues)

Plot off Plank Drove in front of Yards, very isolated plot NO boundaries, open views whats hedge vines? — grasslands

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals —

Confirmed by Case Officer:

Departure from policy — Yes ___ No ___

Farm number request — Yes ___ No ___

Recommend approval against material objection — Any objection received? No / If yes, is any objection material? Yes / No — Yes ___ No ___

Reason:

Other circumstances needing Committee decision — Yes ___ Signed by Senior Officer: Signed ..... No ___

Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on these applications — No ___ All land (more than Submission) / ANY ONE OF ABOVE: Other info. Signed ..... Yes ___

Committee report
Sub-Committee:
SP recommended .....
Local Plan recommended .....

Delegation confirmed by Senior Officer
DE 2/4/92

Recommendation/decision 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) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details for non-standard requirement:

? materials. PJ 27-1-92

CONSULTATION/PUBLICITY REQUIRED

Publicity = General
Departure
Setting of LB Viz

DR 27/1 get full details of materials at Plan stage

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

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..

Receipt Issued ..... No. 12502

Date First Received 15 JAN 1992

REGISTRATION

REFERENCE ...H02/0064/92..

Cross-Ref R.....XL.....

Date 17/1/92

VALIDATION Date 17/1/92

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

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

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

Earlier permission ref H02/0175/91....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current	✓	✓	✓	✓	✓

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 17.1

Index Sheets 37.1 OS Nos ..... Grid Ref 523050 309040

Ward ..A... Parish ....CROYDON.....

TR Rural	☐	CA	☐		
TR Bypass	✓	LB	☐	Grade	
Level crossing	☐	TPO	✓		
Footpath	☐	Other:			

Inside IBD ..NO Inside LP Area...NO

Linked to site.....Ref...2555. Linked to property.....Ref.....

Planning Records:
Earlier apps 1745/91

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

Inputs completed.....

BR. 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: H02/0064/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs J Beeken Agent: Grahame Seaton
Tel: 0945 772632

Description: Bungalow and garage

Location: Plot adj. to Farm Buildings
known as Ashley's Barn
Plank Drove
Crowland

Valid date: 15-JAN-92 Terminal date: 11-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 20-JAN-92 Report deadline: 18-FEB-92
Inspected by 25-JAN-92
Extra contacts 30-JAN-92 Case Officer:
Report if not clear by 19-FEB-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Crowland PC	0733 210653	23-JAN-92	06-FEB-92	Support in Prin
Cllr B Alcock	0733 210560	23-JAN-92	06-FEB-92	
Cllr R C P Cowan	0733 210932	23-JAN-92	06-FEB-92	

L.C.C obs Attached JE cs 23/1/92

SITE DETAILS

Grid ref: 523050 309040
OS Sheets: 391 Parcel:

DESIGN AND PLANNING CONSULTANT

Grahame Seaton A.M.I.A.S.

Well Creek Lodge, St Peter's Road, Upwell, Wisbech, Cambs. PE14 9EJ. Tel. Wisbech (0945) 772632
Fax (0945) 773192

10/2/92

SOUTH HOLLAND DIST. COUNCIL
PLANNING DEPT.,
PRIORY ROAD,
SPALDING..

C/C MR. J. BEEKEN.

Dear Sir,

RE: H02/0064/92 BUNGALOW & GARAGE
ADJ. ASHLEYS BARN, PLANK DROVE..

Following your recent telephone message the answers to your three queries is as follows:-

1/ Bricks — Ibstock hand made golden purple.
2/ Roof tiles — Marley mendips, smooth brown.
3/ Hedge — Golden Leylandii.

Yours faithfully,

G Seaton

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1992 P.O.
Action by ..... DPC DC/PO BS AC ACP
Date to reply .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax: 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt.

Our Ref: WRH/MLW/A5SH

Your Ref:

The Planning Officer,
South Holland District Council,
Planning Department,
Priory Road,
Spalding.

27th January, 1992.

Dear Sir(s),

Planning Application No. H02/0064/92

Proposed Development at Plot adj. Ashley's Barn, Plank Drove, Crowland.

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Kennulph's Drain runs along the southern boundary of the site.

~~A Board's drain is not directly affected by the proposed development~~.

It appears that Clauses 1, 2, ~~4~~, ~~5~~, ~~5~~ and 6 of the aforementioned requirements may apply in respect of the proposed development but the applicant must let me know if there are any other Clauses which relate to the site.

I do not oppose the Planning Application subject to the compliance with the requirements under the Land Drainage Act and the Byelaws.

~~I regret that I oppose the Planning Application~~

~~The Board will require a contribution of £ , which has~~ been calculated in accordance with the enclosed note, ~~towards~~ dealing with the increased rate of discharge ~~from the~~ impervious areas created by the development ~~unless flow regulation works are undertaken on the site~~.

Yours faithfully,

W.R. Hunt

Technical Engineer

S.H.D.C. PLANNING DEPT.
28 JAN 1992

Copy to Beeken Bros.
G. Seaton.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax: 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt.
Our Ref: WRH/MLW/A5SH
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H02/0064/92

Proposed Development at Plot adj. Ashley's Barn, Plank Drove, Crowland.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements must be complied with:-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of any watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into any watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H 02/0064/92

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	3	0	0	9	0

2. Address or location

Ashleys Farm, Plank Dreve, Crowland

3. Name, classification and number of road

UC

4. Date application referred 23/1/92

5. State whether outline, detailed application etc.

R.M.

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

Bungalow & Garage.

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: R. M. Morse
Director of Highways and Planning

B.A. SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1992
PU

Application no: H02/0064/92

Applicant: Mr & Mrs J Beeken
13 Barbers Drove
Crowland
Peterborough

Agent: Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

S.H.D.C. PLANNING DEPT.
RECEIVED
3 FEB 1992

Description: Bungalow and garage

Location: Plot adj. to Farm Buildings known as Ashley's Barn
Plank Drove Crowland

Type: RESERVED MATTERS

Date received: 15-JAN-92

23-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 07-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

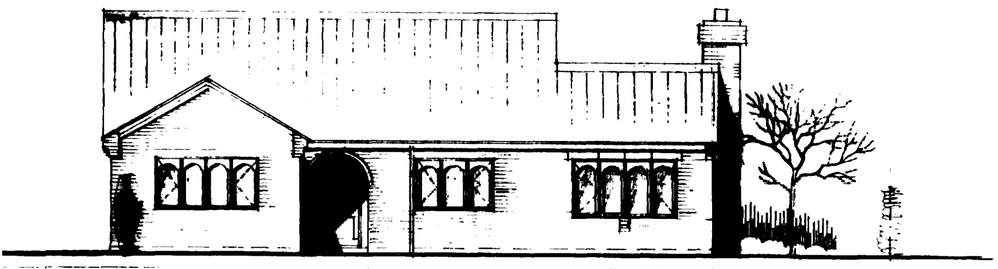
Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

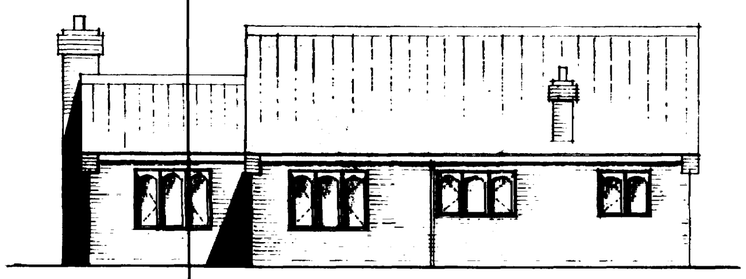
Comments:

We support as long as an 'agricultural permission' is applied

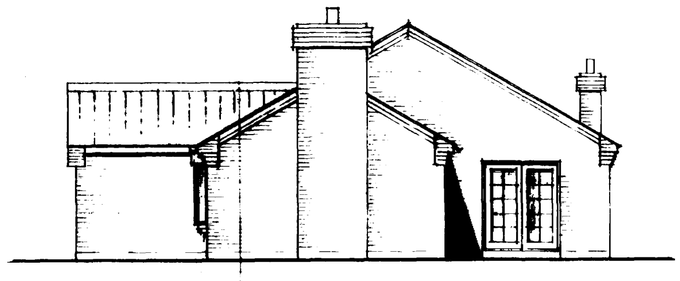
Signed: [signature] 29/1/92



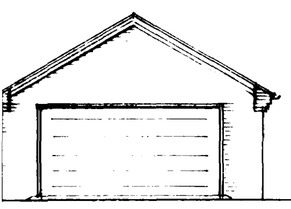
FRONT ELEVATION



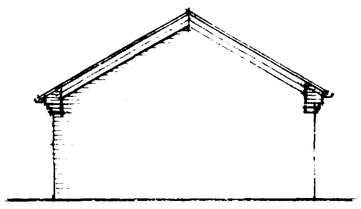
REAR ELEVATION



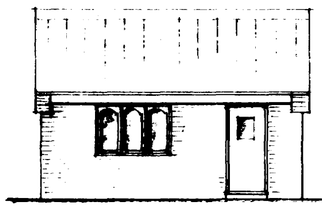
SIDE ELEVATION



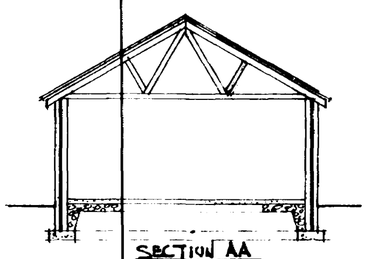
FRONT ELEVATION



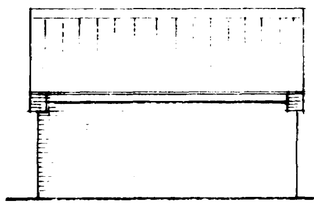
REAR ELEVATION



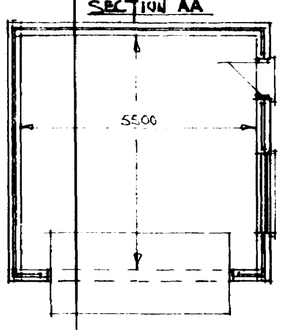
SIDE ELEVATION



SECTION AA



SIDE ELEVATION



PLAN OF GARAGE

SCALE 1:100

FLOOR PLAN SIZE : 27 m²

SCALE 1:50

BLOCK PL

SCALE 1:2

LOCATION PLAN

SCALE 1:2500

OUTLINE APPROVAL Nº H02/0175/91

GRID REF : 523050 309050

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