APPLICATION NO. : 102.0755.92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0755/92 Received:13-JUL-92 Type:OUTLINE

Name: Mr P Tansley
Mallard House
Low Road
Crowland
Peterborough

Agent: Broadgate Builders (Spalding) Ltd
519 Broadgate
Weston Hills
Spalding

Description: Residential development including details of means of access
Location : OS 2881 Cloot Drove Crowland Peterborough

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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 Prior to any development commencing on site Cloot Drove shall be improved in accordance with details to be agreed.

Reason: To ensure adequate access is achieved via the existing highway network.

4 The access shall be sited as shown on the amended plan.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate

road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 The final layout shall provide for a road connection with adjoining land to the south.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 7 August 1992.

The final layout should pay special regard to the proximity of the site to an agricultural repair workshop to the north and that the layout, and design of the development should ensure that the effect of the workshop activities on the amenities of future residents is minimised.

This permission has been granted in outline only and does not infer that approval will be granted for a scheme based on the sketch plans accompanying the application.

The final development should pay regard to the semi-rural location of the site in terms of siting, density, layout and landscaping.

Your attention is drawn to the existence of a Section 278 Agreement regulating the development hereby permitted.

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)

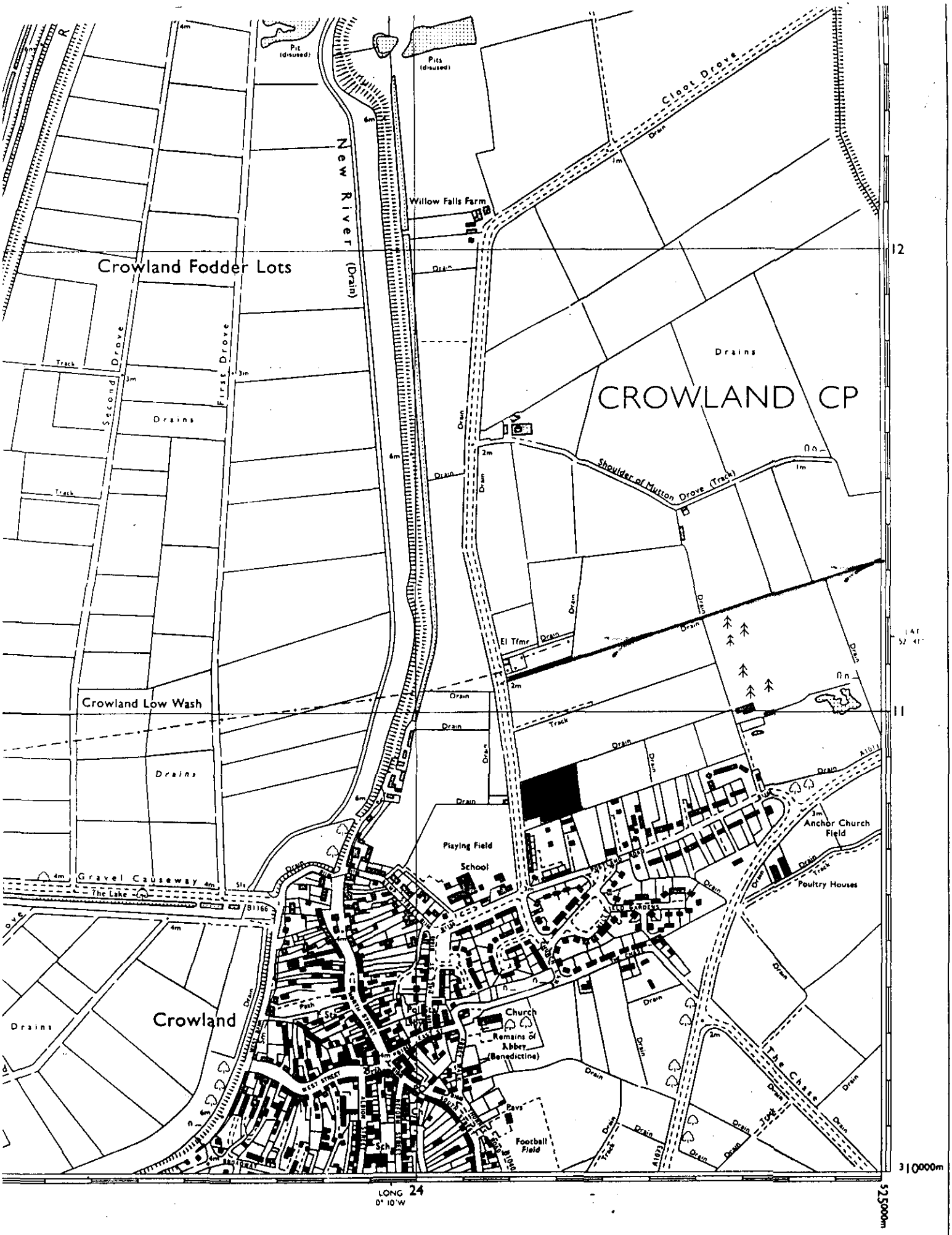
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
15-MAR-95 H02/0755/92

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)



~ SCALE : 1/10,000 ~

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/0755/92

Date Registered 13 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P TANSLEY,
MALLARD HOUSE,
LOW ROAD,
CROWLAND

Tel. No. 0733 210246

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

BROADGATE BUILDERS (SPALDING) LTD.,
519, BROADGATE,
WESTON HILLS, NR. SPALDING

Tel. No. 0406 380582
(Personal contact name) H.R. PRICE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. 2881, CLOOT DROVE, CROWLAND

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT including details of means of access.

Please complete

Signed..... H R Price .....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £.1210..... If you consider no fee is payable include a written explanation instead.

Date.....10/7/92.....

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 [1.088] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

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 H Price ~~(Applicant~~/Agent) Date 10/7/22

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 H Price Applicant/Agent) Date 10/7/22

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 .....

H02/755/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date: 26/7

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 ----
		(Reason:	
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. req: / Signed	Yes ----

ANY ONE OF ABOVE

Committee report	Delegation confirmed by Senior Officer
Sub-Committee:	
SV recommended	.....
Est/Ind. recommended.....	

Recommendation/draft report produced.....

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: Not exceeding 34 units

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:

(b) max. length:

(c) max. width:

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 ☐

sq. metres
metres
metres
metres

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

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

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: Cloot Drove
Will there be —
Individual access(es) ☐
New estate road ☑

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

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: To Boards Drain

B. For estate developments, please state how highway surface water will be disposed of: via pipeline to Boards Drain

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	☐	→ Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

Conditions/Reasons

DPD Audit 15/9/92 committee

Consent.

Repeat cards 1 → 6 + Reasons

+ Notes 1 → 4 From Agenda of 15/9/92

+ fold card 7.

~~Delete Walk~~

↳ the final layout shall provide for a road connection with adjoining land to the South. (CR SR 6).

+ note Re. 278 agreement

DC · 14/2/95

Notes to applicant

Disabled access .....

Outstanding EM .....

Amended plans ..... Yes

Other

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
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 PM 16-7 DE 17/7.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): (25.

POSTED 28/7

Residents (Delivery): owner/occupier Elliott Drive, Crowland

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 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

Note to IC 29/7
Wear & subterfuge Sewers
+ green area/amenity area + Cul de sac.
+ green area/amenity area
regd distance from walkway
design so garden away from walkway.

New valid date .....

Re-Registered .....

Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 210

Receipt Issued ..... No. A418

Date First Received 13 JUL 1992

REGISTRATION

REFERENCE H02/0755/92

Cross-Ref N/A

Date 14/7/92

VALIDATION Date 13/7/92

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

Site area 1.08 No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

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

Description

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

S62 advert required ☐ Expiry date .....

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

Correct fee £ 210 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.7

Index Sheets 381 OS Nos ..... Grid Ref 504310 310500

Ward 12 Parish GROUNDLAND TR Invrl ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside CBD YES Inside LB Area NO Level crossing ☐ IPD ☐
Footpath ☐ Other:

Linked to site..... Ref 6376 Linked to property..... Ref.....

Planning Records:
Earlier apps 504/88
212/88
534/89

S 52 Records:
Already submitted Ref.....
Requested .....

Inputs completed 16.7.92 JAB

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H02/0755/92 Received:13-JUL-92 Type:OUTLINE

Name: Mr P Tansley
Mallard House
Low Road
Crowland
Peterborough

Agent: Broadgate Builders (Spalding) Ltd
519 Broadgate
Weston Hills
Spalding

Description: Residential development including details of means of access
Location : OS 2881 Cloot Drove Crowland Peterborough

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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.

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1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
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attractiveness of the environment;

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Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

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Reason: To ensure adequate access is achieved via the existing highway network.

4 The access shall be sited as shown on the amended plan.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

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road);

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Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 7 August 1992.

The final layout should pay special regard to the proximity of the site to an agricultural repair workshop to the north and that the layout, and design of the development should ensure that the effect of the workshop activities on the amenities of future residents is minimised.

This permission has been granted in outline only and does not infer that approval will be granted for a scheme based on the sketch plans accompanying the application.

The final development should pay regard to the semi-rural location of the site in terms of siting, density, layout and landscaping.

Your attention is drawn to the existence of a Section 278 Agreement regulating the development hereby permitted.

15-FEB-95

AD check.....NP 22/2

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H02/0755/92 DATE RECEIVED: 13.7.92

APPLICANT: Mr P Tansley
Mallard House
Low Road
Crowland
Peterborough

AGENT: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: Outline

DESCRIPTION: Residential development including details of means of access

LOCATION: OS. 2881, Cloot Drove, Crowland, Peterborough

Parish Council: Support, but be aware of the industrial building to the north side of the site.

County Highways: Request conditions, subject to Section 278 Agreement to improve Cloot Drove.

Drainage Board: No objection in principle but concerned that the Board's drain to north may be of insufficient depth and capacity to accept the surface water from the site. Any approvals should include a suitable condition with regard to the disposal of surface water.

Environmental Services: Highlight concern over the potential impact of the abutting general industrial workshop. Should you be mindful to grant outline permission for this site then the applicants should be requested to indicate how they intend to mitigate any impact by the screening, site layout and design of the dwellings.

Anglian Water: Both foul and surface water drainage from this development can be accommodated in the existing separate public sewers, which are 40m from the proposed site. Therefore the applicant will have to carry out some off site works to enable connection to the sewer.

Public Objections: From no. 29 Cloot Drove (summarised):
- Will proposal affect our adjoining general repair business, which has no operational limitations or time restrictions?

From no. 25 Cloot Drove (summarised):
- Concern over existing condition of Cloot Drove.
- Footpath and storm water drain needed to improve safety.
- Speed restriction should be moved to beyond developed area.

- Waste land between Cloot Drove and School should be turned into parking bay.
- Will water pressure be affected?
- Sewage system could be overloaded by development.

PREVIOUS DECISIONS (on adjoining sites)
H02/0453/81 - Outline - Erection of agricultural machinery repair and maintenance workshops, office display and parking area, and erection of bungalow to be occupied in connection with proposed business - Permitted. (Reserved matters approval subsequently granted).
H02/1021/91 - Outline - Residential development with access from Cloot Drove (Applicant Mrs S A Waltham) - Authorised to grant permission at 13.5.92 Planning Committee meeting; subject to Cloot Drove being improved (to be further considered at the P & R Committee Meeting).

PLANNING ISSUES

1 Site situated inside IBD and adjoins the site of H02/1021/91 which the Committee has resolved to be approved.

2 There are no objections in principle to the development of this site, subject to Highway improvements but the Environmental Services Dept. has expressed concern over the proximity of the site to a general agricultural repair workshop. The final development will need to take this into account.

CONCLUSIONS

1 The development site has an area of 1.088 Ha (2.7 acres) the applicants have submitted an indicative plan showing how 34 dwellings could be accommodated. This however, forms no part of the formal submission, and the only matter not reserved for further approval is the point of access onto Cloot Drove, which accords with Highway requirements.

2 An application has recently been considered on land to the South (ref. H21/1021/91). This envisaged the possibility on an access though the current site. An alternative access for this other site was also approved through Eastlands to the east.

3 The major problem regarding the current application site relates to its proximity to an unrestricted agricultural repair workshop immediately to the north. It will be imperative that the final layout takes this into account in terms of design layout and screening to minimise the effects on the residential amenities of future residents.

RECOMMENDATION - That subject to the applicants first entering into a Section 278 Agreement with the Highway Authority the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:

1 TL2
2 SC1 (Estate details)
SCA 3 Prior to any development commencing on site Cloot Drive shall be improved in accordance with details to be agreed.
SCB 4 The access shall be sited as shown on the amended plan.
5 C1 (Estate road details)
6 C2a (Road construction)
7 C3 (Surface water run-off)
SCC 8

Reasons

1 Standard

2 To ensure adequate access is achieved via the existing highway network.

3 B6

4 C1

5 C2a

6 C3

Notes

9 1 SN1 (amended plans received 7.8.92).

SNA 10 2 The final layout should pay special regard to the proximity of the site to an agricultural repair workshop to the north and that the layout, and design of the development should ensure that the effect of the workshop activities on the amenities of future residents is minimised.

SNB 11 3 This permission has been granted in outline only and does not infer that approval will be granted for a scheme based on the sketch plans accompanying the application.

SNC 12 4 The final development should pay regard to the semi-rural location of the site in terms of siting, density, layout and landscaping.

SND 13

660. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H14/0666/92 Mr & Mrs A Norris		Detached house and garage and temporary caravan at Northgate, West Pinchbeck.

(Subject also to an additional condition requiring the submission of details of the position of the caravan.)

H18/0713/92 Lincolnshire Rural Housing Association		4 pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, Off A17 near Sutton Bridge.

(Subject to satisfactory negotiations with the applicants to secure amendments to the proposed layout and a suitable planting scheme in lieu of a 5m high screen along the western boundary of the application site, in accordance with the recommendations of the Plans Sub-Committee following an inspection of the site on 7th September, 1992.)

H02/0755/92 Mr P Tansley	O.A.	Residential development including details of means of access at O.S. 2881, Cloot Drove, Crowland.

(Subject to the applicants first entering into a Section 278 Agreement with the Highways Authority in the same terms as that entered into in respect of application reference H21/1021/91 and to the imposition of an additional condition ensuring that the layout enables access to be provided to the land to the south.)

(f) **Non-determinations**

The undermentioned applications be not determined as it has not been possible to secure completion of the required Planning Obligations under the provisions of section 106 of the Town and Country Planning Act 1990:-

Plan No. and Applicant		Proposal
H16/1027/91 Mr & Mrs R A Brown		House in conjunction with existing agricultural holding at Mallard Road, Low Fulney, Spalding
H08/1230/91 Mr & Mrs N Lowrie		Shed for the repairs/servicing of caravans (registered as H08/0293/91) at 155 Westhorpe Road, Gosberton.
H08/1253/91 Mr M Chambers	O.A.	Dwelling (registered as H08/0744/91) at Chaintoft Lane, Quadring.
H08/1265/91 Mr M Chambers		Storage building and siting of temporary mobile home (registered as HO8/0758/91) at Chaintoft Lane, Quadring.

BRIAN SMITH L P 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: H02/0755/92 Type: OUTLINE

Applicant: Mr P Tansley
Tel: 0733 210246

Agent: Broadgate Builders (Spaldin
0406 380532

Description: Residential development including details of means of access

Location: OS 2881 Cloot Drove
Crowland
Peterborough

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

Terminal date: 07-SEP-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
~~P J UDY~~ DJR

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Crowland PC 0733 210653	16-JUL-92	30-JUL-92
Cllr B Alcock 0733 210560	16-JUL-92	30-JUL-92
Cllr R C P Cowan 0733 210932	16-JUL-92	30-JUL-92
Owner/Occupier Cloot Drove	27-JUL-92	10-AUG92 Hand Delivered
Owner/Occupier Bungalow, Postland Rd	28-JUL-92	11-AUG92
Owner/Occupier 25 Cloot Drove	28-JUL-92	11-AUG-92
Owner/Occupier 26 Cloot Drove	28-JUL-92	11-AUG-92
Owner/Occupier 27 Cloot Drove	28-JUL-92	11-AUG-92
Owner/Occupier 29 Cloot Drove	28-JUL-92	11-AUG-92
Owner/Occupier 5 Eastlands	28-JUL-92	11-AUG-92
Owner/Occupier 6 Eastlands	28-JUL-92	11-AUG-92
Owner/Occupier 7 Eastlands	28-JUL-92	11-AUG-92

L C C - OS Attached JT CB 26/8/92.

BRIAN SMITH D., P 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: H02/0755/92 Type: OUTLINE

Applicant: Mr P Tansley
Tel: 0733 210246

Agent: Broadgate Builders (Spaldin
0406 380532

Description: Residential development including details of means of access

Location: OS 2881 Cloot Drove
Crowland
Peterborough

Valid date: 13-JUL-92 Terminal date: 07-SEP-92
Target dates: Target Committee: 26-AUG-92
To case officer 18-JUL-92 Report deadline: 12-AUG-92
Inspected by 23-JUL-92
Extra contacts 28-JUL-92 Case Officer:
Report if not clear by 17-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
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Cllr B Alcock	0733 210560	16-JUL-92	30-JUL-92
Cllr R C P Cowan	0733 210932	16-JUL-92	30-JUL-92
Owner/Occupier		27 JUL 92	10 AUG 92

Fobn chapman 28/7/92.

SITE DETAILS

Grid ref: 524310 310800
OS Sheets: 381 Parcel:

BRIAN SMITH D., P 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: H02/0755/92 Type: OUTLINE

Applicant: Mr P Tansley
Tel: 0733 210246

Agent: Broadgate Builders (Spaldin
0406 380532

Description: Residential development including details of means of access

Location: CS 2881 Cloot Drove
Crowland
Peterborough

Valid date: 13-JUL-92 Terminal date: 07-SEP-92
Target dates: Target Committee: 26-AUG-92
To case officer 18-JUL-92 Report deadline: 12-AUG-92
Inspected by 23-JUL-92
Extra contacts 28-JUL-92 Case Officer:
Report if not clear by 17-AUG-92 ~~P J UDY~~ D.C.R.

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Crowland PC	0733 210653	16-JUL-92	30-JUL-92
Cllr B Alcock	0733 210560	16-JUL-92	30-JUL-92
Cllr R C P Cowan	0733 210932	16-JUL-92	30-JUL-92

L.C.C. Obs Attached JR 08 22/7/92

SITE DETAILS

Grid ref: 524310 310800
OS Sheets: 381 Parcel:

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref:
My Ref: GBC/278/219

Director: J. Emmerson BSc MSc PhD CEng FICE

The Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

For further information contact
Mr G B Claxton
Telephone
Lincoln (0522) 553127

31st January 1995

Dear Sir

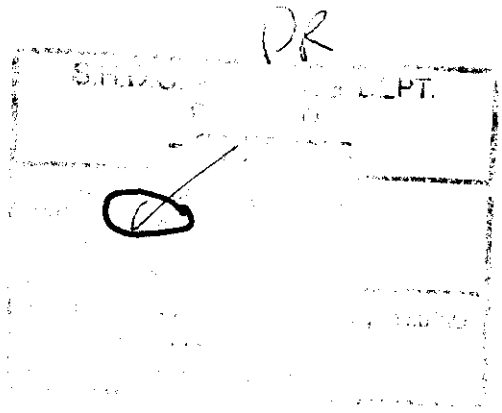
SECTION 278 AGREEMENT - HIGHWAYS ACT 1980
HIGHWAY IMPROVEMENT WORKS IN CONNECTION WITH PROPOSED DEVELOPMENT
AT CLOOT DROVE, CROWLAND
PLANNING APPLICATION NO H02/0755/92

I can now inform you that the above Agreement has been completed to my satisfaction and that there is no longer any need to defer the grant of planning permission on highway grounds.

I shall be pleased if you will include the conditions contained in my form H/A/3B dated 26th August 1992 in your formal notification of grant of planning permission.

Yours faithfully

for Director of Highways and Planning



278PR5

Printed on Recycled Paper

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

Our Ref: HRP/E2

Your Ref: DJR/JJ HO2/0755/92

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

25th August 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT INCLUDING ACCESS AT CLOOT DROVE, CROWLAND FOR MR P. TANSLEY

With reference to your letter dated 1st August 1994, I am writing today to Lincolnshire County Council to confirm my client is prepared to enter into a Section 278 Agreement.

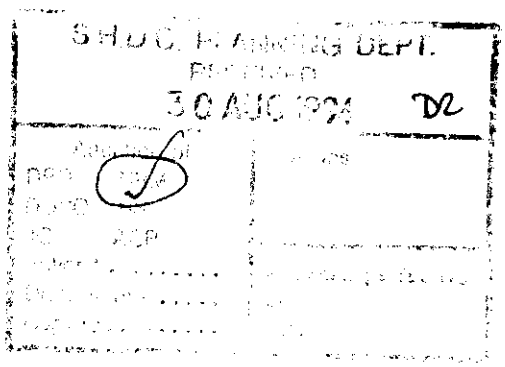
Both my client and I are very upset that the County Council are able to use land-owners planning applications as a means of obtaining money to strengthen sub-standard roads. I have reluctantly advised my client that the County Council are inflexible and that he has no choice but to sign the Agreement.

I will advise you when the Agreement is completed so that a Planning Permission can be issued.

Yours faithfully

HBPrice.

HOWARD PRICE



Directors: D.D. Bissett-Clarke (Managing), H.R. Price (Development), N.J. Rayner ACMA, AIMgt, MAAT (Financial)
Company Secretary: Mrs. W.A. Rayner. Registered Office as above. Registered in England No: 1242542

NHBC REGISTERED NUMBER 28899

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

Our Ref: AJF/vdbc

Director of planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

3rd August 1994

For the attention of Mr D. J. Roberts

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT, CLOOT DROVE, CROWLAND (H02/0755/92)

Thank you for your letter dated 1st August 1994 in which you request an update with regard to the above current application.

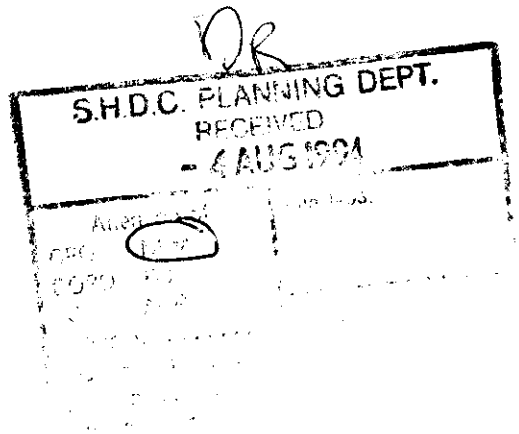
Unfortunately I am unable to provide a response within the 14 days specified as Howard Price who has been dealing with the application is on vacation.

Therefore a response will be forthcoming but not within the time period stated.

Yours faithfully

Alan J. Finch

ALAN J. FINCH



Broadgate Builders,
Broadgate House,
Weston Hills.
Spalding,
Lincs.

Mr D Roberts

DJR/JJ B02/0755/92

HRP/E22

01 Aug 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, INCLUDING ACCESS, CLOOT DROVE, CROWLAND FOR MR P TANSLEY.

I notice from the file that I last wrote to you on the 15th July 1993, where I forwarded advice from Mr Briggs of the Highway Authority. As yet I have had no response to that letter, and I must now enquire whether or not it is your Clients intentions to proceed with this application.

If it is your Clients intention to proceed, could you please advise me as a matter of urgency what the present situation is regarding negotiations with the County Highway Authority. An indication as to the probable date for completion of the Section 278 Agreement would also be much appreciated. I would be grateful if you could respond to this letter within the next 14 days.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts SHDC

Planning Reference H02/0755/92

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

Carr Drove Crowland

I refer to the letter from Brundgate Builders dated 12th May 1993.

It has always been made clear that Carr Drove needs improving before residential development could be allowed off the northern end. I did agree to the reduction of the required highway width from 5.5m to 5m. Also the Highway Authority has now constructed a footway along this road.

However I am not prepared to see development take place on a road which is at present a lightly constructed road base serving little traffic. The proposed increase in traffic will soon break up this road leading to costly repair works. Other developers have had to carry out similar works for developments within this area and I see no reason why this site should be treated differently. (£39,000 is not not a large figure for road improvement works).

Date 17-6-93

Signed [signature]
Director of Highways and Planning

I don't know whether you have an engineers report to support your case, but if you have, it may assist me, or the elected members, to give an opinion over the reasonableness or otherwise of the County Highways present attitude.

I hope this is of assistance and apologise for the delay in formally responding to your letter.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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

Our Ref: HRP/E26

Your Ref: DJR/JJ H02/0755/92

Director of Planning
South Holland District Council
Council Offices
Priry Road
Spalding

12th May 1993

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF MEANS OF ACCESS, CLOOT DROVE, CROWLAND FOR MR P. TANSLEY

With reference to your letter dated 25th September 1992, I have been unable to achieve an agreement with Lincolnshire regarding the S278 works.

They are insisting that Cloot Drove requires strengthening as well as widening and the works will cost £39,000. We have advised our client that we consider the proposed works to be excessive in specification and cost and he has requested that the matter should be referred back to the District Council for further consideration.

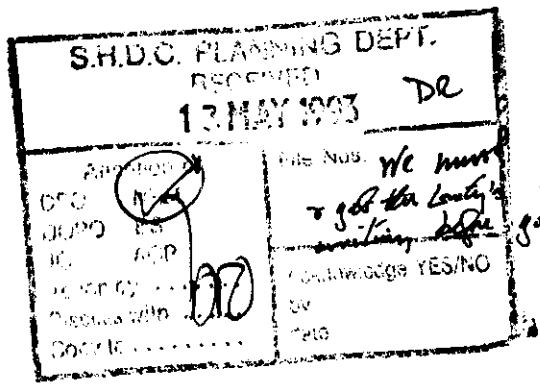
I am sure your committee were expecting the highway improvements to be minimised but the County Councils attitude is not consistent with your members wishes.

I await your response.

Yours faithfully

HPrice

HOWARD PRICE



For discussion with C Briggs when he returns from Hols. DR 20/5

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

REGISTERED NUMBER 28899

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

Your Ref: DJR/JJ H02/0755/92
My Ref: CB/DEVT 2/278/JB

5 October 1992

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

For further information contact

Mr C Briggs

Telephone

Lincoln (0522) 553127

Dear Sirs

RESIDENTIAL DEVELOPMENT, CLOOT DROVE, CROWLAND,
FOR MR P TANSLEY SECTION 278 AGREEMENT

Thank you for your letter of 28 September 1992 regarding your Committee's resolution with regards to this site.

I accept that widening the carriageway of Cloot Drive to 5 metres will be adequate to serve Mr Tansley's site. However, if this site and the site covered by the previous application, H02/1021/91 were both developed the carriageway would need to be at least 5.5 metres wide.

This could lead to the road having to be widened on two separate occasions in order that development can take place on your Council's land.

Yours faithfully

C Briggs

Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 OCT 1992 DR

Attention of
DPO NBW
DOPO DS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Con 1 see
Lorraine
4/10

Acknowledge YES/NO
By
date

3764.D3L

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920092

Your ref H02/0908/92

28-SEP-92

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : LOW ROAD, CROWLAND
Applicant: MR & MRS P TANSLEY

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer, which is 50 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

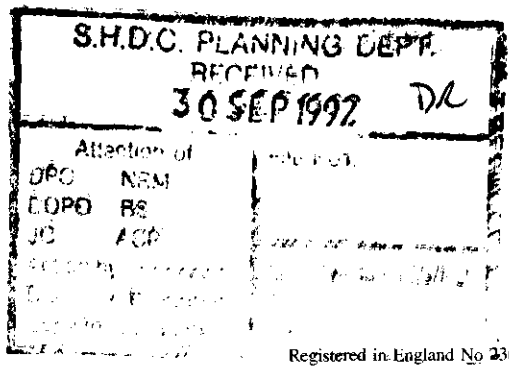
Surface water will not in any circumstances be permitted to discharge to the foul sewer.

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

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Principal Engineer
Development Services



Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Lincolnshire County Council,
Department of Highways of Planning,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

FAO: Mr C Briggs

Mr D Roberts

DJR/JJ H02/755/92

28 Sep 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT, INCLUDING DETAILS OF MEANS OF ACCESS, CLOOT DROVE, CROWLAND FOR MR P TANSLEY.

The above application was considered at the Council's Planning Committee meeting on 15th September 1992. It was resolved that I be authorised to grant permission subject to the applicants first entering into a Section 278 Agreement with your Authority relating to improvements to Cloot Drove. The Committee also required however that the Agreement be in the same terms as that entered into in respect of application ref: H02/1021/91. The Committee did not wish to sanction a situation whereby the works of improvement exceeded those required in connection with the previous application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Broadgate Builders (Spalding) Ltd,
519 Broadgate,
Weston Hills,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H02/0755/92

HRP/E26

28 Sep 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF MEANS OF ACCESS, CLOOT DROVE, CROWLAND FOR MR P TANSLEY.

The above application was considered at the Council's Planning Committee meeting on 15th September 1992. It was resolved that I be authorised to issue permission, subject to conditions, subject to the applicants first entering into a Section 278 Agreement with the Highways Authority in the same terms as that entered into in respect of application H2/1021/91.

May I request that you contact the Highways Authority in order to instigate action in respect of the Agreement. In the meantime I shall be writing to the Highway Authority to stress the Committee's views regarding consistency with the previous application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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

LATE OBS. DR 15/9.

S.H.D.C. PLANNING DEPT. RECEIVED 1 SEP 1992

CONFIRMATION OF FAX

Our ref: HRP/E26

Your Ref: DJR/JJ HO2/755/92

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

11th September 1992

Dear Sir,

Re: Residential Development Including Details Of Means of Access at Cloot Drove, Crowland

I refer to your report to the Planning Committee Schedule for 15th September 1992 and specifically to Lincolnshire County Council's conditions.

I have spoken to Mr Briggs at Lincoln and I have established that his recommendation to you is that the Section 278 Works will consist of the widening of Cloot Drove to 5.5metres from Postland Road to the proposed site entrance.

I wish to remind you of your report to committee on the 13th May 1992 in connection with application no HO2/1021/91 and particularly conclusion 3.

We agree with your conclusion that the road widening in Cloot Drove should be limited to the narrow section identified and that a width of 5.0 metres is adequate to meet the requirements of Bulletin 32 and Lincolnshire County Council's Access Road standard.

Our client has included a restriction on dwellings within his application of 34 No and he is therefore able to demonstrate that the number of dwellings with a direct access to the road will not exceed 50 No.

I trust you will be able to report our clients further comments to your committee and that, should you committee recommend approval, the conditions will ensure that the Section 278 works are reduced to the same standard as required for application No. HO2/1021/91.

Yours faithfully,

Alan J. Finch

p.p. HOWARD PRICE

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

LATE OBS: Offr..... Date.....
Salient points highlighted

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

S.H.D.C. PLANNING DEPT.
11 SEP 1992

Our ref: HRP/E26

Your Ref: DJR/JJ H02/755/92

As per our conversation earlier today need to discuss with CB

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

11th September 1992

Dear Sir,

Re: Residential Development Including Details Of Means of Access at Cloot Drove, Crowland

I refer to your report to the Planning Committee Schedule for 15th September 1992 and specifically to Lincolnshire County Council's conditions.

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Yours faithfully,

Alan J. Finch

p.p. HOWARD PRICE

Directors: D.D. Blesett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Mr C Jackson,
25 Cloot Drove,
Crowland,
Lincs.

Mr D Roberts

DJR/JJ H2/755/92

10 Sep 1992

Dear Sir,

DEVELOPMENT AT CLOOT DROVE, MESSRS BROADGATE BUILDERS FOR MR TANSLEY.

In response to your letter received 4th August 1992 in relation to the above application. I can advise that a report has been prepared for consideration at the District Council's Planning Committee meeting on 15th September. Your comments were taken into account during the formulation of this.

In respect to the specific points raised, I have passed a copy of your letter to the County Highway Authority for their consideration in relation to future improvements to Cloot Drove. The application, if permitted will be subject to an agreement that Cloot Drove be improved.

Regarding the other matter raised in your letter I can advise that responses to consultations did not indicate that there would be insurmountable problems with infrastructure.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

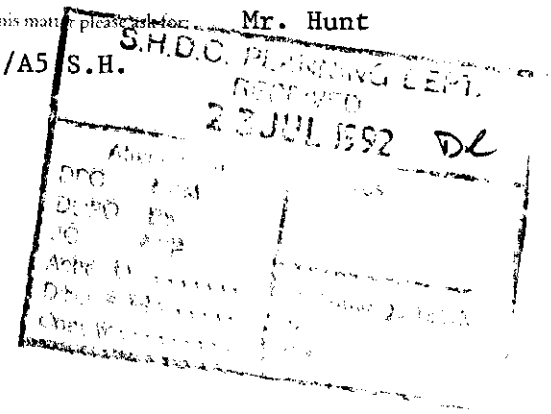
NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax: 0733 270231
R. Wedley
Clerk and Chief Executive

When calling or telephoning on this matter please ask for Mr. Hunt

Our Ref: WRH/MJP/A5 S.H.

Your Ref:



22nd July, 1992

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

Dear Sir,

Planning Application No. H02/0755/92
Proposed Development at O.S. 2881, Cloot 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.

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

It appears that Clauses 3, 4, 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 in principle and subject to the compliance with the requirements under the Land Drainage Act and the Byelaws.

I am concerned, however, that the Board's drain, shown blue on the enclosed plan, may be of insufficient depth and capacity to accept the surface water from the site, shown red. Any approvals given should include a suitable condition with regard to the disposal of surface water.

The Board will require a contribution of £11,917.35, 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.

c.c. Mr. P. Tansley
c.c. Broadgate Builders (Spalding) Ltd..

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: 0733 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt

Our Ref: WRH/MJP/A5 S.H.

Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H02/0755/92

Proposed Development at O.S. 2881, Cloot 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

NORTH LEVEL INTERNAL DRAINAGE BOARD

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

CONTRIBUTIONS FROM DEVELOPERS

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into any watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following:-

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £130 + V.A.T. per dwelling.

2. All other development contributions will be calculated at the rate of £11,082 + V.A.T. per impervious acre from 1st July, 1992. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I..

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work, the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

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

Broadgate Builders (Spalding) Ltd,
Broadgate House,
Weston Hills,
Spalding,
Lincs.

Mr D Roberts

DJR/YJ R02/755/92

GRP/E2F

29th July 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT, INCLUDING DETAILS OF MEANS OF ACCESS, CLOOT DROVE, CROWLAND FOR MR P TANSLEY.

The County Highways Liaison Officer has requested that the above application be refused. I enclose a copy of his reasons for information. As you will note however he may be prepared to relax the objection if the applicant was prepared to enter into a Section 278 Agreement relating to improvements to Cloot Drove. This would necessitate relocating the proposed access road.

I would welcome your observations on the County Highways comments. As a separate issue I have been advised by the District Council's Environmental Services Department that the proximity of the repair and maintenance workshops to the north of the site would give rise to noise and disturbance. Any layout would therefore need to be designed to take this into account.

I would be grateful if you could contact Mr Roberts of my Section to discuss how this application can best be progressed.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.7.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL
(f.a.o. Mr. D. Roberts)

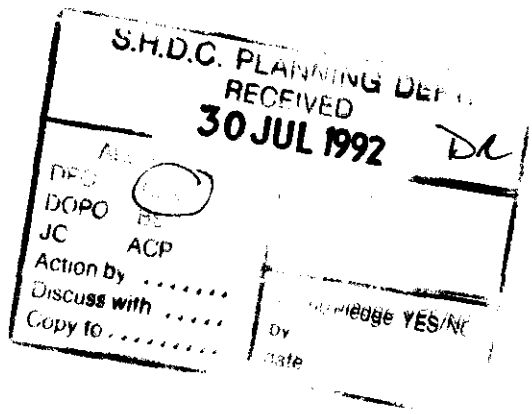
YOUR REF:

Planning Application H02/0755/92
Residential development, Cloot Drove

I write further to discussions concerning the above and would wish to highlight my concern over the potential impact of the abutting general industrial workshop on the dwellings.

Should you be mindful to grant outline permission for this site then the applicants should be requested to indicate how they intend to mitigate any impact by the screening, site layout and design of the dwellings.

Director of Environmental Services



S.H.D.C. PLANNING DEPT.
RECEIVED DR
30 JUL 1992
Attention of
REO NDM
DOPO BS
JC ACP
Action by .....
Liaise with .....
Copy to .....
Acknowledge YES/NO
By
Date

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

NRA

National Rivers Authority
Anglian Region

27 July 1992

Our Ref: GT/92/1/SH/0214

Dear Sir

PLANNING APPLICATION NO H02/0755/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT AT OS 2881 CLOOT DRIVE, CROWLAND
FOR MR P TANSLEY

With regard to the above-mentioned application received on 24 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

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.

Yours faithfully

R F MORGAN
PLANNING ENGINEER

MV/JULY PLAN/3

cc: Broadgate Builders (Spalding) Limited
519 Broadgate
Western Hills
Nr SPALDING
Lincs

ROGER HYDE
Regional General Manager

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

Anglian Water

DR.

S.H.D.C. PLANNING DEPT.
25 AUG 1992

Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920079

Your ref H02/755/92

19-AUG-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : 2881 CLOOT DROVE, CROWLAND
Applicant: MR P TANSLEY

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Both foul and surface water drainage from this development can be accommodated in the existing seperate public sewers, which are 40 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Mr D J Roberts

DJR/JP/H02/0755/92

HRP/E26

15 July, 1993

Dear Sir

Residential Development - including Access
Cloot Drove, Crowland for Mr P Tansley

Further to your letter of 12 May, 1993. I have discussed the matters raised in your letter with Mr Briggs of the Highways Authority. His response is as follows:

> "It has always been made clear that Cloot Drove needs improving before residential development could be allowed off the northern end. I did agree to the reduction of the prescribed highway width from 5.5 metres to 5 metres. Also the Highway Authority has now constructed a footway along this road. However, I am not prepared to see development take place on a road which is at present a lightly constructed rural lane serving little traffic. The proposed increase in traffic will soon break up the road leading to costly repair works. Other developers have had to carry out similar works for developments within the area and I see no reason why this should be treated differently". Mr Briggs goes on to state his opinion that £30,000 is not a large figure for road improvement works.

Under the circumstances, I can only advise that you discuss this matter further with the Highway Authority. If agreement cannot be reached, you could perhaps draw up an alternative specification for my Committee's consideration. I have to say, however, that the District Council are not the competent authority to deal with such matters and in the absence of independent expert advice, it would be difficult for the Council to act as arbitrators.

/Cont...

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/0755/92

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		
	9					

2. Address or location

OS 2881 Creet Drove, Crowland

3. Name, classification and number of road

UC

4. Date application referred 26-8-92

5. State whether outline, detailed application etc.

OL

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

Residential Development

NB/ Do not issue any F.P until a S278A is signed

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: 26-8-92 Signed: [signature]
Director of Highways and Planning

PLANNING AMENDMENT

For office use only
Application No. H02/0755/92
Date registered 07 AUG 1992
Case Officer DL

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

MR. P. TANSLEY
MALLARD HOUSE
LOW ROAD, CROWLAND
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD
BROADGATE HOUSE
BROADGATE
WESTON HILLS SPALDING
Tel. No (0406) 380532 (Contact) H.R. PRICE

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
O.S. 2881 CLOOT DROVE CROWLAND

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H02/0755/92.

Building Regulation reference relating to same development.
—

2. Please tick **one** box only
Amendment is proposed where permission already granted — A. [ ]
If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — B. [✓]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council: YES

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed Alan J. Finch Date 7.8.92

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
RESIDENTIAL DEVELOPMENT.

As **NOW PROPOSED**, if different
—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
ACCESS POSITION MOVED IN ACCORDANCE WITH L.C.C. HIGHWAYS OBSERVATIONS.

State drawing no's of the current submission
92027/SK/1 REV A.

State Officer dealing with the application, if known.
MR. P. J. UDY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
NONE.

S.H.D.C. PLANNING DEPT
RECEIVED
- 7 AUG 1992

Blackbird Family

Application

NO H02/0755/92

29 CLOOT DROVE
CROWLAND
NR P'boro
PE6 0JG

OS 2881 CLOOT DROVE

Dear MR B Smith
Thanks for Sending Me a Letter about PLANS Do you Think the plans for these Homes!
Will Efect OUR Buisness (Work Shop) In Same Fild As these Homes.
We Repair Tractors, Lorries, Anything To Help Farmers, Gates etc!
Are We going to have Problems, Its better to find out NOW, Will There be Restrictions.
We do Breakdowns, So there's no time limit, when Lorries or Tractors are in trouble. Not complaing or Moaning About Plans, NO Problems, Just

Would like to Know my Rights, Bungalow We live in is also in fild at the Top. NO Quarels with

MR Tansey or Broadgate Builders.
Smiles all Round If things are Sorted

NOW. Concerned only For our Home & Buisness. bye The BLACK BIRD Family

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0755/92

Applicant: Mr P Tansley
Mallard House
Low Road
Crowland
Peterborough

Agent: Broadgate Builders (Spaldin
Ltd
519 Broadgate
Weston Hills
Spalding

Description: Residential development including details of means of access

Location: OS 2881 Cloot Drove Crowland
Peterborough

Type: OUTLINE

Date received: 13-JUL-92

16-JUL-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 31-JUL-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

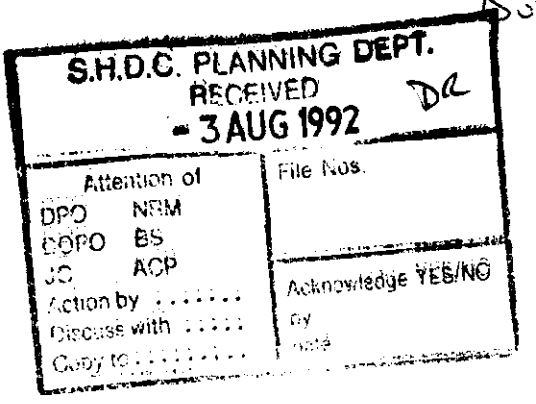
Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

Comments:

We Support this application, But to be aware of the industrial Building to the North side of the site

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/0755/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	3	1	0	8

2. Address or location

OS 2881 Cloot Drove Crowland

3. Name, classification and number of road

UC

4. Date application referred 22-7-92

5. State whether outline, detailed application etc.

OL

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

Residential Development including Access.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the~~ grant of permission.

b. Requests that any permission given by the local planning authority shall ~~include the conditions~~ shown overleaf.

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests ~~the local planning authority~~ to complete Form T.R. 108 para 10b as shown overleaf.

Date: 22-7-92 Signed: Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

4)

Delete as appropriate

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

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

Clot Drove is for part of its length inadequate in width and construction to facilitate further residential development. Also there are no footway facilities for pedestrians. If permitted the development would generate large numbers of private and service/delivery vehicles along the narrow section of Clot Drove where vehicles cannot pass to the detriment of highway safety and the safety of pedestrians.

Also the access position, as proposed, has inadequate visibility to the south vehicles leaving this access would have to edge out into the carriageway of Clot Drove — cont'd

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

755/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 AUG 1992

Attention of: DPO DPM DDPO BS JC ACP
action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date 5/8

OBJECTION

July 31 1992

C JACKSON
25 CLEET DRIVE
CROWLAND.

I am replying to your letter concerning the potential development of Cleet Drive and am making the following comments which I feel must be recognised before planning permission is given in full.

My main concern is the use of Cleet Drive as an access road while it is in its present state. I understand that the road will be widened to five metres and would be grateful if you would confirm this. An essential improvement required is the installation of a footpath on the developed side of the road and also a storm drain system, both needed to make the road safer with the large increase in traffic under the proposal.

I would also comment on the speed restriction sign at the top of our road and insist that it is moved beyond the proposed main access road to help slow all traffic down.

I would also like to see better use of the strip of waste land between Cleet Drive and the School. It would be a sensible thing to turn this into a parking bay area, again to improve the safety aspect due to the increase in traffic in the proposal.

I am also making two comments regarding the development in general. Will the increase in development affect the pressure of our water supply by any degree.

I would like to know where the sewage system will be connected onto the existing system We have problems with it now and I am concerned that with the major increase in development it may easily overload the system and cause more blocking up of pipes.

I am not against the planning proposal but I feel that the above comments must be taken seriously before I can accept them and I need a reply from yourself covering the points in detail to satisfy me.

I therefore look forward to your reply

Yours Faithfully

C Jackson

Reply Received
20/9/92.

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

SOUTH HOLLAND D.C.
PLAN DEPT.
13 JUL 1992
REF. H02/0755/92

Our Ref: HRP/E26

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

10th July 1992

Dear Sir,

Re: Outline Planning Application for Residential Development at Cloot Drove, Crowland

I have enclosed herewith an outline planning application on behalf of our client Mr P. Tansley for a 1.088 hectares site at Cloot Drove, Crowland.

Your committee recently granted approval for residential development to the South of our client site (H2/1021/91). The means of access shown on this application was from Cloot Drove and your committee resolved to grant approval subject to Cloot Drove being widened to 5 metres where necessary.

We have prepared a possible housing layout indicating a maximum of 34 dwellings. Although not forming part of the application, this layout should establish that a 5 metres carriageway is adequate to serve our client proposed development and meets both Bulletin 32 and Lincolnshire County Council requirements.

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

Yours faithfully,

HPrice

HOWARD PRICE

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0755/92

Applicant: Mr P Tansley
Mallard House
Low Road
Crowland
Peterborough

Agent: Broadgate Builders (Spald Ltd
519 Broadgate
Weston Hills
Spalding

Description: Residential development including details of means of access
Location: OS 2881 Cloot Drove Crowland Peterborough

Type: OUTLINE

22-MAR-95

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

C Jackson
25 Cloot Drove
Crowland
Peterborough
Cambridgeshire

The Blackbird Family
29 Cloot Drove
Crowland
Peterborough
PE6 0JG

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To..... Planning Reference.....

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

before being able to see, or be seen by, oncoming traffic, to the detriment of highway safety

Note

These objections could be overcome by the applicant entering a S.278 A for the necessary improvements to Clee Drove, including footway, as previously agreed by your Committee, and by relocating the access so that its centre line is a minimum of 27m from the Southern boundary of the site.

Date 22-7-92 Signed .....

Director of Highways and Planning

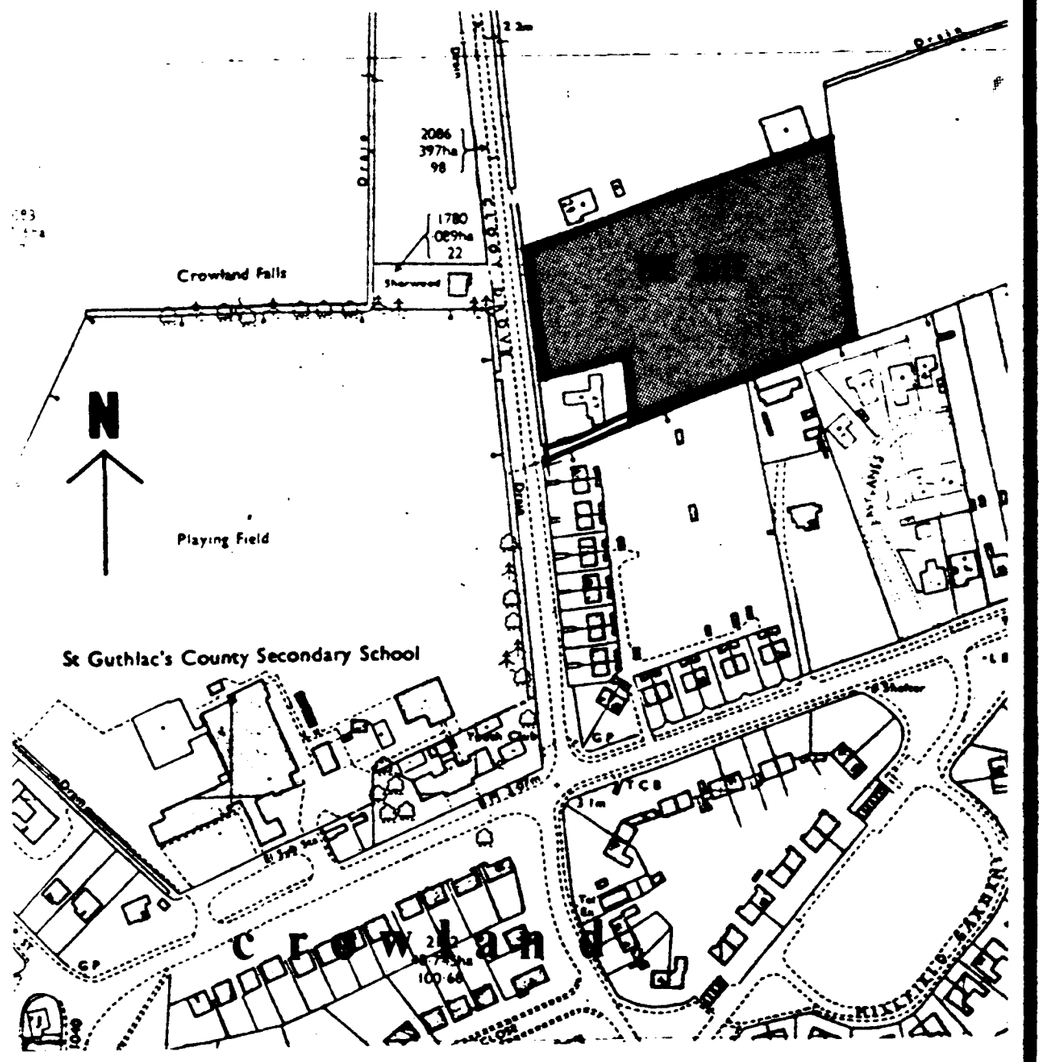
field access retained

potential means of access

OUTLINE PERMISSION GRANTED ON THIS LAND (MAY 1992 ref H02/021/91)

AMENDED PLAN Ref.

LOCATION



Cloot Drove

CLOOT DROVE WIDENED TO 5.0metres FROM PROPOSED ACCESS

EXISTING HOUSING

25 21 17 13

SOUTH HOLLAND D.C. PLANNING REF 755/92

sketch layout

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

RESIDENTIAL DEVELOPMENT
CLOOT DROVE
CROWLAND

for Mr. P. TANSLEY

DATE JULY 1992	DRAWN
DRWG. No. 92027/SK/1	SCALE 1:2500 / 1:500

REVISIONS	DES.	DATE	SIGN
a	access pos. moved north in accord. with highways req.	7.8.92	

PLANNING	BUILDING REGS
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SUMMIT

8919-1288T