

APPLICATION NO. : ... H2 ... 0908 ... 92

CONTENTS PAGE (30 PAGES and OVER)

	<u>PAGE</u>
CONTENTS PAGE	1
DECISION NOTICE	2-3.
LOCATION PLAN	4.
APPLICATION FORM	5-8.
CHECK SHEETS AND FRONT FILE SHEET	9-11
ALL OTHER CORRESPONDENCE	12-63
ALL OTHER DRAWINGS	64.
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0908/92

Received: 21-AUG-92 Type: OUTLINE

Name: Mr and Mrs P Tansley
 Mallard House
 Low Road
 Crowland
 Peterborough

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

Description: Residential development

Location : Low Road Crowland
 Peterborough Cambs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

- 4 Before the plots are constructed the private drive shall be laid out (minimum width 4.25 metres) as shown on the submitted drawing number 92030/SK1 including the turning facility.

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 A visibility splay of 2.4 metres x 35 metres shall be provided at the access point of the private drive to the north along Low Road (across the applicant land) and nothing shall be grown or erected within this splay above 0.6 metres in height.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 6 None of the existing trees along the sites boundaries shall be lopped, topped or felled other than in accordance with any programme of works which may be agreed by the Local Planning Authority, and these trees shall be retained as part of any approved landscaping scheme. Any trees which die, or are removed as part of any agreed programme shall be replanted with the same species and thereafter maintained for a period of ten years or until they have become established.

Reason: To safeguard the amenities of the locality.

- 7 The applicant shall submit to and agree with the Local Planning Authority details of a programme of works for the excavation and removal of all material likely to give rise to the generation of methane gas from the former filled pits on the site. The programme shall also include details of subsequent infilling with inert material and indicate the finished ground levels. The works shall be completed in accordance with the agreed details before construction works on the dwellings are commenced.

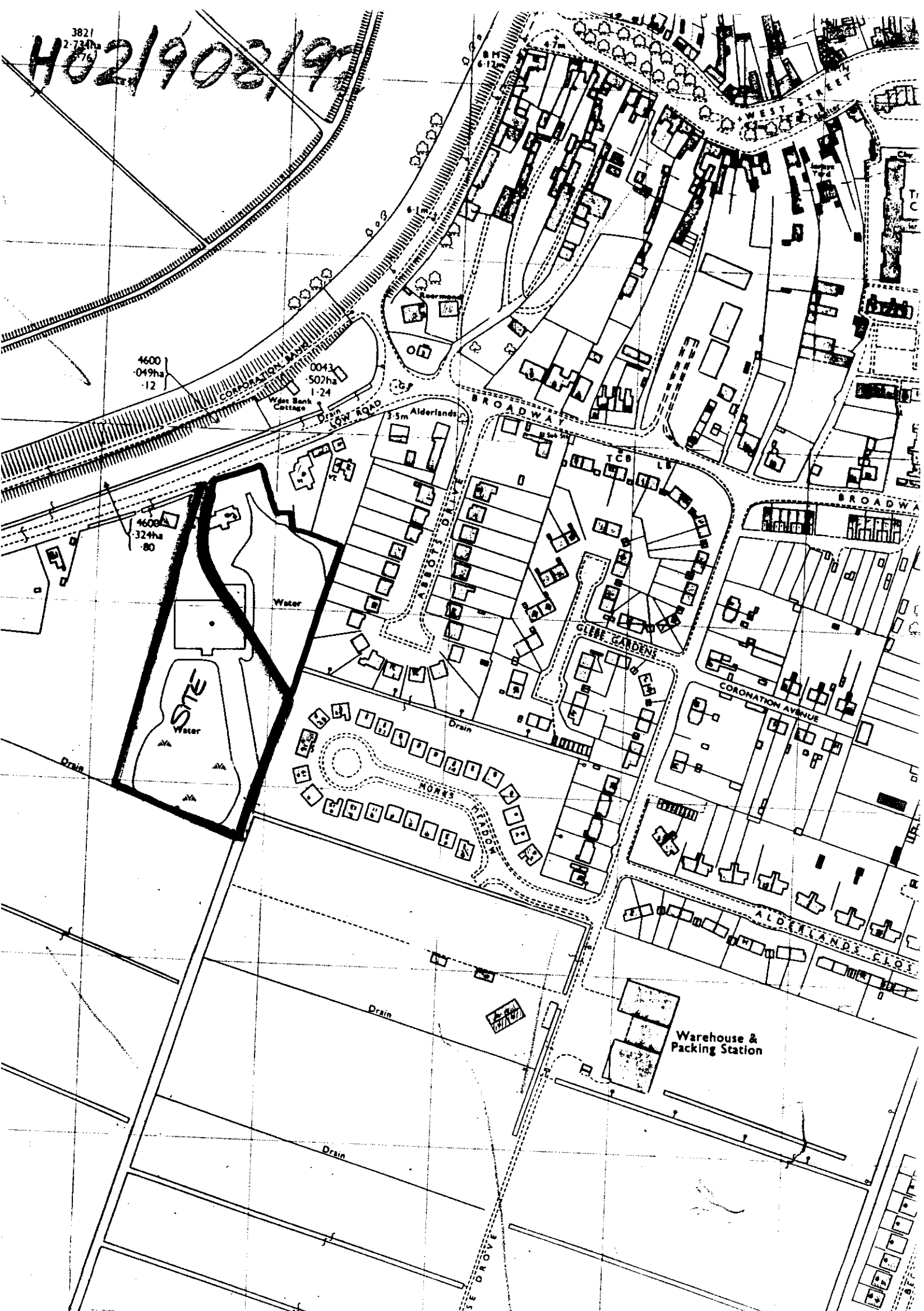
Reason: To ensure the safety of the occupants of the dwellings.

The applicant is advised that the future development of the site should accord with the details indicated on the submitted plans.

Director of Planning and Building Control Services
26-MAR-93 H02/0908/92

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.

3821
2-734
776
H02/902/9



PLANNING APPLICATION

For office use only

Application No. H02/0908/92

Date Registered 21 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. 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
Tel. No. (0406) 380532
(Personal contact name) ALAN J. FINCH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LOW ROAD, CROWLAND

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £1110

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

Signed..... Alan J. Finch

Date 21.8.92

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

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

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

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

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

Now complete Part 4 only

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

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

(Tick one or more boxes)

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

☒
☐
☐
☐

If so, how many:
NOT SPECIFIED

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

B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

sq. metres
metres
metres
metres

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

D. Please state type and colour of roofing materials.

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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

**RECLAIMED LAND * AGRICULTURAL
SHED WITH YARD.**

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: **LOW ROAD**
Will there be—

Individual access(es)

☐

New estate road

PRIVATE DRIVE

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

MIN. GARAGE + VISITOR SPACE

TREES Please tick one box

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

☒

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

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

DISCHARGE TO ADJ. LAKE

"

"

No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

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

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.

Is this application related to a previous submission?

State Yes or No

No
No
No
YES
No

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐

⇒

Date:

Consultee(s)

☐

⇒

Application No.

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

Continue on separate sheet if necessary.

**PLEASE REFER TO ACCOMPANYING LETTER.
AND SIMULTANEOUS APPLICATION.**

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

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

OWNERS.

2. OWNERSHIP OF THE SITE

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

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

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (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 *Alan J. Finch* (~~Applicant~~ / Agent) Date *21.8.92*

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

Owner's Name:

Address of owner at which notice was served:

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

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

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

Signed *Alan J. Finch* (~~Applicant~~ / Agent) Date *21.8.92*

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Inspected by *TD*
Date *2/9*

Notice posted by *2/9*
Date *2/9*

*Site: Back into woods, meadow (But well screened).
Ag. Panel to side + rear - Boundaries well screened with
trees. Ag. building note to be demolished.
given the extensive snow
planting of circumstances here
may be extraordinary
circumstances in this case.*

Resident Notices required

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against
material objection
Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer
Senior Officer

Case Officer Recommendation

Approve Refuse

Signed *DR 23/3*

DPO Auch 30/11/92 sub-con

Consent

*(See attached schedule of
condition + notes).*

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

.....

Sent:

.....

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

PDN 26-8 what's in the filled pots
25/2/80

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Other:

Order No

Case Officer

DDK

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1100

Receipt Issued

P1580

Date first Rec'd

21 AUG 1992

Registration

Reference H02/0908/92

Cross-Ref

Date 24/8/92

Validation

TYPE OUTLINE

Earliest permission

Site area

1.0

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee

1100

Additional
Refund

£10.00

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Siting Design Ext app Access Landscaping

Previous
Current

Index sheets

391

OS No's

Grid ref 523450 309860

Ward

A

Parish CROWLAND

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

NO

Inside LP area NO

Linked to site

Ref 756

Linked to property

Ref

Planning Records:
Earlier apps

76/74
44/74

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H02/0908/92 DATE RECEIVED: 21 08 92

APPLICANT: Mr & Mrs P Tansley
Mallard House
Low Road
Crowland
Peterborough

AGENT: Broadgate Builders
(Spalding) Ltd
Broadgate House
Broadgate

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date

TYPE: Outline

DESCRIPTION: Residential Development

LOCATION: Low Road, Crowland

APPLICATION REFERENCE: H02/0909/92 DATE RECEIVED: 21 08 92

APPLICANT: Mr & Mrs P Tansley
Mallard House
Low Road
Crowland
Peterborough

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

TYPE: SECTION 63

DESCRIPTION: Retain Mallard House, Low Road, Crowland without
complying with the restricted occupation condition

LOCATION: Mallard House, Low Road, Crowland

Parish Council:

H02/0908/92

Support as long as the low density is carried
through to the full planning application.

H02/0909/92

Support as we consider the agricultural
restriction is inappropriate and not in line
with the permission already given to the house
further down Low Road.

Ward Member:

H02/0908/92

Plans recently passed for the agricultural
development on this site to move to the Chase.
One of the principle considerations was that
heavy traffic associated with the business
would be taken from this quiet area of

Crowland to a more appropriate site. Considerable planning gain is associated with this application. This is a predominantly residential area and any opportunity to move heavy traffic from this site is to be welcomed. If this site were to be left undeveloped the opportunity would be here for others to create the same type of use as at present to the detriment of local residents. There is considerable merit in this application and I fully support it.

H02/0909/92

Applicants will move from this site to the side of the new development, where the new house will have an agricultural/restricted occupation condition. It seems reasonable in view of the considerable planning gain/advantages, to allow them to retain Mallard House without complying with the restricted occupation conditions. I fully support the application.

County Highways:

Request conditions.

Public Comments:

From 21 Monks Meadow.

- Concerned about this proposal or land adjoining my property.
- Land recently contained a number of ponds surrounded by willow trees. Trees were wrenched out and ponds used as a land fill site.

Information From
Applicant:
(summarised)

H02/0908/92

- Site is non productive reclaimed land with existing access from Low Road.
- Intention is to establish the principle of development as a logical extension to the development boundary.
- Site is well screened : hardly visible and offers unique opportunity to provide innovative form of development without impacting on the countryside.
- Will not set a precedent for other sites.
- Existing access has been used by tractors and heavy lorries; the proposal will remove this source of nuisance from existing narrow highway.
- Low density is proposed; to afford opportunity to live in an exclusive cul-de-sac in individually designed properties on generous plots.
- Existing site screening will ensure levels of privacy and remove need for timber fences.
- Self contained scheme with no possible future expansion.
- Significant planning gain will be had by

removing agricultural sheds for what is now a residential area.

- Acknowledge that site is beyond IBD but individual merits of this case should enable Committee to reach a favourable decision.

H02/0909/92

- Have lived at Low Road for 23 years with Mallard House being the farming operation base.
- Because of residential development nearby, expansion has had to take place elsewhere. As a result the Chase has become the farm base and Mallard House is now redundant.
- House and sheds situated on 3.8 acres of non-productive land.
- No 10 Low Road nearby does not have an agricultural restriction.
- Unlikely that a person who could comply with the condition could be found; there is no attached agricultural land, and any expansion of activities on site would not be welcomed by other residents.
- Requested that the agricultural restriction be removed due to a significant change in circumstances.
- DoE advice is that dwellings should not be kept vacant because of conditions that have outlived their uses.
- Considered that site should be regarded as being within the village where the Council normally removes restriction.

PLANNING POLICIES/DOE ADVICE

- 1 Site outside IBD.
- 2 Section 54A of Planning Act.
"Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicate otherwise."
- 3 PPG 1 - Where other material considerations exist, the development plan should be taken as a starting point and other material considerations should be weighed in reaching a decision.

- Planning...should operate on the basis that applications... should be allowed, having regard to the Development Plan and all other material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance.
- An applicant...who proposes development in conflict with the development plan needs to produce convincing reasons to demonstrate why the plan should not prevail.
- 4 PPG 3 - Land availability studies should be treated as a material consideration in determining planning applications, where an adequate supply exists they will strengthen the weight of policies.
- Sites should be well related in scale and location for

existing development...important to ensure new developments in rural areas is sensitively related to existing pattern of settlement.

- Development should be directed towards land of lowest possible agricultural clarification.

5 PPG 7 - Provision can be made for modest development without damage to character of the village or to the countryside.

- Minor extensions to groups of dwellings may be acceptable. Much would depend on the character of the surroundings and the number of such groups in the area.

- Applications for removal of conditions should be considered on the basis of realistic assessment of the continuing need for them, bearing in mind that it is the need for a dwelling for someone solely or mainly or last working in agriculture in an area as a whole and not just on a particular holding that is relevant.

6 Structure Plan Policies 5a and 7a.

PREVIOUS DECISIONS

SR 284/68 - Erect house and garage - Permitted subject to agricultural occupancy condition.

H02/0428/92 - Erection of dwelling, The Chase - Permitted, subject to agricultural habitation condition and subject to legal agreement to ensure that:-

- (i) Any future storage buildings required in connection with the agricultural business currently operating from the land shall be located on the land (at The Chase) and not within the existing yard area at Low Road, and;
- (ii) The development shall only be occupied by the owner, manager or an employee of the agricultural business operating from the land and;
- (iii) The further land (at the Chase) shall at all times remain in the same ownership and occupation.

PLANNING ISSUES

1 In respect of H02/0908/92 the main issues are:-

- Whether grant of permission could be sanctioned in view of the particular circumstances surrounding this case. viz: Low quality agricultural land and presence of redundant buildings : the relocation of the enterprise to the Chase the removal of the potential for a non-conforming use in close proximity to dwellings : the presence of existing and substantial screening to site boundaries : the fact that the development would not intrude unduly into open countryside.
- These factors need to be balanced against the provisions of Section 54 A of the Planning Act and relevant PPG Advice.

2 In respect of H02/0909/92 the main issues are:-

- Whether the District Council should insist on the occupancy condition continuing in force given the major change in circumstances brought about by the relocation of the farm headquarters and the proximity to the development boundary for Crowland.
- In this respect it is recognised that the dwelling is in an established frontage (just beyond the IBD) and that permission was granted in 1981 for the dwelling immediately to the west of the site without an agricultural restriction.

3 At the present time there is an adequate supply of land within

the IBD to fulfill the development needs of Crowland.

CONCLUSIONS

- 1 Both applications have been submitted following the recent approval of H02/0428/92 which granted permission for a new dwelling at the new farm headquarters at The Chase. That application was granted subject to a legal agreement requiring the applicants present dwelling remaining tied to the existing buildings at Low Road. The agreement also required all future expansion to take place at The Chase thereby effectively making the Low Road site redundant.
- 2 Although the applications raise separate issues they are integrally related and they need therefore to be considered jointly.
- 3 Turning to the residential development. The issues to be balanced in this case relate to the need to ensure that decisions are made in accordance with the Development Plan; (in this case the Structure Plan and the District Council's Adopted Interim Development Boundary) unless material considerations indicate otherwise, and the applicant produces convincing reasons to demonstrate why the plan should not prevail.
- 4 Other material considerations in this case are:
 - The low density proposed (ie 4 dwellings in large plots) which would not have a significant impact on the countryside given the existence of established boundary screening.
 - The existence of redundant farm buildings and the poor agricultural quality of the site.
 - The removal of a non confirming use in the form of the farm buildings, which once vacated could be attractive for any number of alternative business uses.
 - The fact that the applicant will be relocating the centre of business operations from the application site.
 - The associated environmental benefits as a result of reduction in business/agricultural traffic using the residential approach roads to the site.
 - Given the unique circumstances relating to this development together with the relationship of the site to the village and existing screening: the development would not establish a precedent for other fringe sites.
- 5 The question of the filled pits needs to be addressed. Initial information suggests that they were filled with clean top soil, in which case it will be for the future developer to design appropriate foundations for the dwellings. Depending on the Committee's ultimate decision however it may be necessary to ask for further information on this point before a decision is issued.
- 6 Turning to the application for the removal of the condition. In this case there has been a significant change in farm circumstances, with the main base and dwelling being relocated. Given the location of the site, close to the IBD and the existence of other frontage dwellings in the locality not all of which carry restrictive occupancy conditions, it is considered that the continuance of the condition should not be insisted upon.
- 7 If permission is granted to lift the condition and the residential application is refused the previous agreement to restrict future occupancy of the dwelling to persons connected to the buildings to the rear still applies. Indeed it was to cover such an eventuality that the agreement was required. If

- however both current applications are approved then the legal agreement undertaken in respect of H02/0428/92 will cease to have any effect when the farm buildings are demolished.
- 8 Although it is considered that both applications may be granted in view of the unique circumstances it is recommended that the sites be inspected by the Sub-Committee prior to determination.

RECOMMENDATION -

- (A) That the site of both applications be inspected by the Plans Sub-Committee.
- (B) That subject to the recommendations of the Sub-Committee the following recommendations be approved.

H02/0908/92 - That the Director of Planning and Building Control Services be authorised to grant permission subject to appropriate conditions and subject to being satisfied that:-

- (i) The former pits on the site have been filled with materials which are non-injurious to health; or
- (ii) That details of a scheme to render the site suitable for future development is submitted, agreed and subsequently implemented if injurious materials are found.

H02/0909/92 - That permission be granted.

PLANNING APPLICATION



Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr and Mrs P Tansley
is applying to the Council for planning permission for the following:

Reference No: H02/0908/92

Description: Residential development

Location: Low Road
Crowland
Peterborough
Cambs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 22-SEP-92

Any observations should be sent to me by 22-SEP-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-SEP-92

S O U T H



H O L L A N D
DISTRICT COUNCIL

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 30th November, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice Chairman

Mr. W.D. Skells
Mr. J. Clark
Mr. R.C.P. Cowan
Mr. E.N. Davies
Mr. J.A. Dobney

Mrs. E.O. Hall-Patch
Mr. N.P. Judge, M.B.E
Mr. A.E. Naylor
Mr J.R. Pearl

Mr. M.S.L. Rollinson
Mr. D.S. Venni
Mr. R.C. West
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor A.J. Biggadike and the Press.

An apology for absence was received on behalf of Councillor B.J. Davies.

MINUTES

The minutes of the meeting held on 9th November, 1992 were signed by the Chairman as a correct record.

PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant

Proposal

H07/0383/92

G H Miller

O.A. Residential development at Mole Drove, Gedney Hill.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H02/0908/92

Mr & Mrs P Tansley

O.A. Residential development at Low Road, Crowland.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant

BRIAN S 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



Application no: H02/0908/92

Type: OUTLINE

Applicant: Mr and Mrs P Tansley
Tel:

Agent: Broadgate Builders
0406 380532

Description: Residential development

Location: Low Road
Crowland
Peterborough
Cambs

Valid date: 21-AUG-92
Target dates:
To case officer 26-AUG-92
Inspected by 31-AUG-92
Extra contacts 05-SEP-92
Report if not clear by 25-SEP-92

Terminal date: 16-OCT-92
Target Committee: 07-OCT-92
Report deadline: 23-SEP-92
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Crowland PC 0733 210653	27-AUG-92	10-SEP-92
Cllr B Alcock 0733 210560	27-AUG-92	10-SEP-92
Cllr R C P Cowan 0733 210932	27-AUG-92	10-SEP-92
Site/Press Advert MAJ	01-SEP-92	22-SEP-92

L.C.C. Obs Attached to plan below as 31/8/92. as 10/9/92.

SITE DETAILS

Grid ref: 523450 309860
OS Sheets: 391

Parcel:

H02/908/92

Condition:

① TL 2

② SC 8

③ SC 27

④ } SCA
⑤ } Repeat H/Wy cond from 'Pit' dated 19/9/92
SCB

5. All existing trees along the boundaries of the site shall be retained as part of any approved landscaping scheme, and any trees which die

⑥ None of the existing trees along the site boundaries shall be topped, topped or felled other than in accordance with any programme of works which may be agreed by the CPA, & these trees shall be retained as part of any approved landscaping scheme. Any trees which die, ~~shall~~ or are removed as part of any agreed programme, shall be replanted with the same species and thereafter maintained for a period of ten years or until they have become established. (R. to safeguard the amenity of the locality).

⑦ The applicant shall submit to and agree with the CPA details of a programme of works for the excavation and removal of all material likely to give rise to the generation of methane gas from the former filled pits on the site. The programme shall also include details of subsequent infilling with inert material and indicate the finished ground levels. The works shall be completed in accordance with the agreed details before construction works on the dwellings are commenced. (R. to ensure the safety of the occupants of the dwellings).

⑧ SNA & CC

FILE NOTE

APPLICATION H02/0908/92

PROPOSED RESIDENTIAL DEVELOPMENT AT LOW ROAD, CROWLAND.

1. Section 54A is relevant. Structure Plan policy 4A identifies Crowland as a location for new residential development. This policy is supported by our own non-statutory IBD, the purpose of which is to identify the land within which land may be found to fulfil policy 4A. Although the IBD does not carry the same weight as statutory planning policy, the same type of analysis must apply. (I note that we have not advertised this application as a departure from policy - are we not applying the departure principles to IBDs or is this an oversight?).
2. No case has been put forward by the applicant for allowing this proposal contrary to policy, save for the inferences contained in the statement accompanying application H02/0909/92 in relation to lifting the agricultural habitation condition.
3. Although the IBD has remained unchanged for some years, its position in this part of Crowland is not questionable on grounds of a need to include more land for housing development, nor the detailed circumstances in the locality.
4. We must therefore consider matters which may or may not justify granting a permission as a departure from policy.
5. Need for housing land. Although this small number of dwellings would not itself make any great difference to the housing land provision, it is nevertheless a fact that there is ample land with planning permission in Crowland to meet anticipated needs.
6. Agricultural circumstances. I believe that planning permission was granted for the establishment of the new farm headquarters and dwelling at The Chase, because it was accepted that this location was not appropriate for the expansion of a farming headquarters at this location at Low Road. My recollection does not match that of Councillor Cowan in his notes on the application, and indeed the Committee's decision regarding the Section 106 Obligation will also suggest that the Committee was not anxious to see the Low Road site taken out of business use. We are frequently concerned that whilst residential opportunities are plentiful, the opportunities for small business development are more rare, and, therefore, business premises should only be lost to residential use when the circumstances of any particular case justify that action.
7. Arguments have been put forward that there would be an environmental gain to existing residents as a result of allowing planning permission for the development proposed. I do not know what permissions or rights of use exist in relation to land to the west of this site. Are there any commercial uses which could cause detriment to the amenities of the residents of the proposed development, i.e. are we merely transferring a potential problem from one site to another?

cont/d...2/.

8. How unique is the proposal? I note the details shown on the plan and the case officer's notes regarding the enclosure of the site and the fact that its development would only be harmful to policy outside IBDs to a very limited extent. However, I do believe that it is difficult to claim that any site is literally unique and to grant planning permission for this development could lead to an accumulative effect both in this particular part of Crowland (i.e. along Low Road), elsewhere on the fringes of Crowland and also throughout the District.

APPLICATION H02/0909/92

1. This application and the accompanying one for residential development appear to be in direct conflict with the Section 106 Obligation entered into by the applicants.
2. It would appear to be premature to grant planning permission without first testing the market in the approved fashion.
3. Does the pattern of land use and planning decisions made in this part of Low Road (which I recall having a rural character), indicate that normal policy and practice should not prevail?
4. Regarding Councillor Cowan's notes, I do not believe that his views on the reasons why Mr. and Mrs. Tansley were granted permission at The Chase were actually those of the Committee in arriving at its decision.

From my reading of the files and draft reports I tend to the view that we should not be recommending a grant of planning permission for either of these applications. However, I believe that some further fact finding and analysis is required before a recommendation can be finally drafted.


R. J. Smith
Deputy Director of Planning
and Building Control Services.

7.10.92
JH/Corr/DC/DDPO

Mrs T Poulter,
21 Monks Meadow,
Crowland,
Peterborough.
PE6 0LJ.

Mr D Roberts

DJR/JJ 802/0908/92

25 Sep 1992

Dear Mrs Poulter,

RESIDENTIAL DEVELOPMENT, LOW ROAD, CROWLAND FOR P TANSLEY.

In response to your letter received 18th September 1992. I regret that it is not practical to forward copies of the submitted plans etc. relating to the above development. I can say however that the proposal is in outline form with no firm details of dwelling types etc. being supplied. The applicant has however indicated that the site may be suitable for four detached dwellings on individual plots served by the existing site access. If my Planning Committee is minded to grant permission it is probable that the development will be restricted to this number.

In the absence of you being able to see the plans at my Offices may I suggest that you contact the Clerk of the Parish Council Mrs P Todd at 10 Beccelm Drive who may have retained a copy of the submitted documents and if so, may be prepared to let you inspect them locally.

In the meantime I can advise that a report on the application has been prepared for consideration at the Planning Committee meeting on 7th October, and any further comments should be forwarded before that date.

I hope this is of assistance.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

21 Markis Meadow,
Crowland,
Peterborough

PE6 0LJ.

15th September 1992

S.H.D. RECEIVED 18 SEP 1992 DR		PLANNING DEPT.	
Attention to DPO ☒ NRM DOPD ☒ BS JC ☒ ACP		File Nos.	
Action by		Acknowledged YES/NO	
Discuss with		Date 18/9/92	
Copy to			

Dear Sir,

Ref: H02/0908/92.

Proposal to build residential development on Low Road, Crowland.

I am concerned about this proposal to develop what I believe to be a piece of land adjoining my property. Recently this land contained a number of ponds surrounded by willow trees, these trees



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

Our Ref: AJF/hmr

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

23rd September 1992

For the attention of Mr D. Roberts

Dear Sir,

Re: H02/0908/92 Residential Development Low Road
Crowland for Mr P. Tansley

I understand that the above planning application has been the subject of public comment with specific regard to the suitability of the ground condition for housing development.

I can confirm that there were shallow ponds on the site up until 1989. The maximum depth of the ponds was 6'.

Between 1989 and 1991 clean sub soil from nearby excavations was imported to the site thus filling the depressions. This operation was carried out by a local contractor Mr T. Wortley.

This prevailing ground condition will present no significant restraint on any subsequent development. Obviously before any works were carried out appropriate soil investigations would be undertaken to ascertain correct foundation design.

I trust that this information will clarify this matter and enable the application to be considered by the Planning Committee on 7th October 1992. However, should you require any further information please contact the undersigned.

Yours faithfully,

Alan J. Finch

ALAN. J. FINCH

c.c. P. Tansley Esq.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
24 SEP 1992	
Attention of	File No.
DPO	1074 886
DOPO	
JC	
KCP	
Author by	Acknowledge YES/NO
Discuss with	by
Copy to	date





OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
TO REAR OF MALLARD HOUSE, LOW ROAD, CROWLAND

The proposal site is non-productive reclaimed land with existing access from Low Road to a yard and storage sheds to the North of the site. The intention is to establish the principle of residential development for the land as a more appropriate land use. It is important when considering this proposal to cross-reference with a simultaneous planning application to remove the agricultural habitation restriction on Mallard House.

Reference to the submitted plan will indicate the residential development that has taken place adjacent to the site. All available development within the Interim Boundary of Development has been carried out to the west of Crowland and it is intended to prove that this site is logical for extension of residential development of Crowland.

THE SITE

As mentioned the site is to the rear of Mallard House. It is hardly visible from Low Road or indeed surrounding land due to excellent natural screening to its boundaries.

This site offers a unique opportunity in Crowland to provide an innovative and exciting form of housing development whilst making no impression on the adjoining residents and open countryside. It is not to be the beginnings of larger scale development, the natural features of this site encourage and indeed demand a self contained low density development. It will not set an undesirable precedent, due to its unique characteristics.

The established gardens of Mallard House include a landscaped lake which attracts varied wildlife and there is a predominance of mature trees around the site perimeter particularly Willows. Mallard House has excellent screening to its immediate private garden areas and would be unaffected by suitably designed development to the south.

SITE ACCESS

An existing vehicular access leads to the proposal site and is of suitable width to provide an acceptable private drive arrangement. Established screening to both sides will ensure both an attractive access and negligible disturbance to both Mallard House and No 10 Low Road. Indeed, for many years this access has been used by tractors and heavy lorries on a fairly constant basis. Mallard House has a completely independent means of access and will therefore remain unaffected by any such development.

Low Road is constant in width at 4.6 metres and is more suitable for light vehicular traffic than larger and heavy agricultural machinery.

VISUAL IMPACT ON LOW ROAD

This requires little comment other than to state that Low Road will not see any difference other than a formal private drive of possibly tarmac or bonded pea gravel as opposed to the existing gravel access.

APPROPRIATE FORM OF DEVELOPMENT

A suggested site layout is provided with this application showing a very low density development of four plots. This is considered to be the ideal location for such a scheme. It is the opportunity to offer a rare chance to live in an exclusive cul-de-sac in an individually designed property on generous plots.

The intention is that each plot will have an aspect over the existing lake whilst its ownership remain under one property i.e. Mallard House. The substantial screening to the perimeter of the site will alleviate the all too common requisite for timber screen fencing.

In my opinion this scheme will benefit from an agreed development brief thereby encouraging individuality of dwelling within certain clear guidelines such as siting, external materials.

This is a self contained scheme with no possible future expansion which will re-assure both residents on adjoining estates and those in Low Road.

CONCLUSION

The relocation of an established Crowland farming family to a more suitable site has potentially presented an exciting opportunity to provide unique housing with minimal impact.

It is hoped that through this application the Planning Authority can recognise the significant gain in removing agricultural sheds from an area which is now residential and permitting a sympathetic and more appropriate utilisation of the land.

It is understood and recognised on plan that technically the site is beyond the existing I.B.D. but on individual merit I am confident that the Planning Committee will look favourably at this proposal.

Alan J. Finch
16th July 1992

From: Councillor RCP Cowan

For: Director of Planning (Attention DJ Roberts Esq).

6 September 1992.

**Re: Planning applications Mr & Mrs PJ Tansley
H02/0908/92
H02/0909/92**

S.H.D.C. PLANNING DEPT. RECEIVED - 7 SEP 1992	
Attention of DPO J.C. Action by Discuss with Copy to	File Nos. Knowledge YES/NO by date

H02/0908/92 - Plans were recently passed for the Agricultural development on this site to move to The Chase, Crowland. One of the principal considerations was that the heavy traffic, associated with this business, would be taken from this quiet area of Crowland to a more appropriate site.

Considerable Planning gain is associated with this application. This is predominantly a residential area and any opportunity to move heavy traffic from this site is to be welcomed. If this site were to be left undeveloped the opportunity would be there for others to create the same type of use as at present, to the detriment of the local residents.

There is considerable merit in this application and I fully support it.

H02/0909/92 - Mr & Mrs Tansley will move from this site to the site of the new development, where the new house will have an agricultural/restricted occupation condition. It seems reasonable, in view of the considerable Planning gain/advantage, to allow them to retain Mallard House without complying with the restricted occupation condition. I fully support the application.

**RCP Cowan
Councillor, Crowland Ward.**

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PUBLIC NOTICES

SOUTH HOLLAND DISTRICT COUNCIL

AUDIT OF ACCOUNTS

NOTICE OF PUBLIC RIGHTS

LOCAL GOVERNMENT FINANCE ACT, 1982, S.17
ACCOUNTS AND AUDIT REGULATIONS 1983, REGS 8, 9, 11

NOTICE IS GIVEN that from October 19, 1992 to November 6, 1992 between the hours of 9 am and 5 pm on weekdays Monday to Thursday, and 9 am and 4.30 pm on Friday any person interested may inspect, and make copies of, the accounts of the South Holland District Council for the year ended March 31, 1992, and all books, deeds, contracts, bills, vouchers and receipts relating thereto. The accounts and other documents will be available for inspection at the offices at which they are normally kept, or otherwise by arrangement; application should be made initially to the Director of Finance's Department, Council Offices, Priory Road, Spalding, Lincs PE11 2XE, telephone Spalding (0775) 761161.

NOTICE is also given that on or after November 9, 1992 at 10 am until the completion of the audit the auditor, at the request of a local government elector for any area to which the accounts relate, will give the elector or his representative an opportunity to question him about the accounts, and that any such elector or his representative may attend before the auditor and make objections as to any matter in respect of which the auditor could take action under Section 19 or 20 of the Local Government Finance Act 1982 (namely, an unlawful item of account, failure to bring a sum into account, or a loss or deficiency caused by wilful misconduct), or could make a report in the public interest under Section 15(3) of that Act.

Questions may be received at the Council Offices, Priory Road, Spalding, by arrangement with the auditor, C. B. Wilson, District Audit Office, 7th Floor, Chesham House, Charter Row, Sheffield S1 4HR to whom requests for this purpose should be addressed. No objection may be made unless the auditor has previously received written notice of the proposed objection.

PLANNING APPLICATION

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

H02/0908/92 Mr and Mrs P. Tansley, Residential development, Low Road, Crowland, Peterborough, Cambs.

H03/0826/92 **OUTLINE** Willow Tree Potatoes Ltd. Box potato store for 2,000 tonnes including loading/unloading area. Willow Tree Farm, Deeping St Nicholas, Spalding. **FULL**

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

H05/0908/92 Ashwood Homes. Proposed residential development. Plots numbered 12-37 inclusive. Land off Fox's Low Road, Holbeach, Spalding, Lincs.

H16/0903/92 **FULL** Mr D. Wilson. First floor extension over existing building. 30/32 Albion Street, Spalding, Lincs. **FULL**

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this Notice, quoting the relevant reference number.

S O U T H H O L L A N D DISTRICT COUNCIL B. SMITH, Director of Planning & Building Control Services.



NOTICE OF APPLICATION FOR A STOPPING-UP ORDER

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS ACT 1980

Proposal to stop up part of the public highway at Broadgate in the Parish of Sutton St Edmund, Lincolnshire

NOTICE IS HEREBY GIVEN that in accordance with Section 116 of the Highways Act 1980 application will be made to the Council of the

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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



Application no: H02/0908/92

Applicant: Mr and Mrs P Tansley
Mallard House
Low Road
Crowland
Peterborough

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

Description: Residential development

Location: Low Road Crowland
Peterborough Cambs

Type: OUTLINE

Date received: 21-AUG-92

27-AUG-92

Dear Sir/Madam

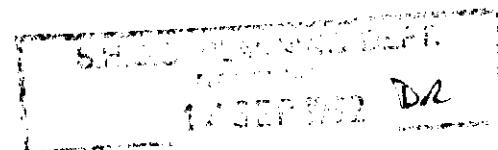
CONSULTATION WITH PARISH COUNCIL

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 11-SEP-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully

B SMITH

Director of Planning and Building Control Services



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

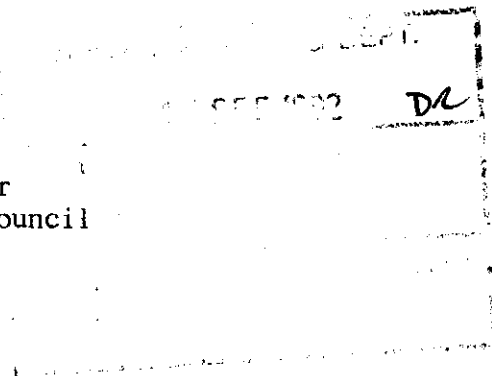
FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

We support the application as long as the low density ~~detailed~~ application is carried through to the full planning application.

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



*National Rivers Authority
Anglian Region*

11 September 1992

Our Ref: GT/92/1/SH/0249/TR

Dear Sir

**PLANNING APPLICATION NO H/02/0908/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT
BY MR & MRS P TANSLEY, LOW ROAD, CROWLAND**

With regard to the above-mentioned application received on 4 September 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

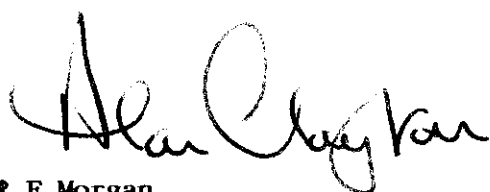
Foul drainage from the proposed development should be connected to the main foul sewer.

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.

This site is within the North Level Internal Drainage Board's area. The IDB's byelaws apply.

Yours faithfully


R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

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



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: **Mr. Hunt**

Our Ref: **WRH/MLW/A5SH**

Your Ref:

15th September, 1992.

Director of Planning and Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

S.H.D.C. PLANNING DEPT. RECEIVED 16 SEP 1992 DR	
Attention of DPO DCPO JC ACB	File nos
Author by	Authorised by
Drawn with	by
Only to	date

Dear Sir,

Planning Application No. H02/0908/92
Proposed Development at Low Road, 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, therefore, that Clauses 4 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.

The Board will require a contribution of £12,322.63 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,

Technical Engineer

Copy to Mr. & Mrs. P. Tansley
Broadgate Builders (Spalding) Ltd.

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



ENGINEER 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: Mr. Hunt.

Our Ref: WRH/MLW/A5SH

Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H02/0908/92

Proposed Development at Low Road, 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,
Broadgate House,
Weston Hills,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H02/908/92

08 Dec 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT, LOW ROAD, CROWLAND FOR P TANSLEY.

The above application was considered by the Planning Sub-Committee on 30th November 1992. It was resolved that the Director of Planning and Building Control Services be authorised to grant permission for the above development, in accordance with the recommendation, and subject to a note that the future development of the site should accord with the details indicated on the submitted plans. The recommendation was as follows:-

That the Director of Planning and Building Control Services be authorised to grant permission subject to appropriate conditions and subject to being satisfied that:-

- i) The former pits on the site have been filled with materials which are non-injurious to health; or
- ii) That details of a scheme to render the site suitable for future development is submitted, agreed and subsequently implemented if injurious materials are found.

I would request that you submit the information relating to the ground conditions in order that I may process the decision.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

S.M.D. PLANNING DEPT.	
RECEIVED 18 SEP 1992 DR	
Attention of DPO (NRM) DOPG BS JC ACP	File Nos.
Action by : Discuss with : Copy to :	ACKNOWLEDGE YES/NO DATE 14/9/92

21 Mantis Meadow,
Crowland,
Peterborough

PEG OLS

15th September 1992

Dear Sir,

Ref: H02/0908/92.

Proposal to build residential
development on Low Road, Crowland.

I am concerned about this
proposal to develop what
I believe to be a piece
of land adjoining my property.
Recently this land contained a
number of ponds surrounded by
willow trees, these trees

were uncerched out of the ground,
and the ~~the~~ ponds used as a
land-fill site.

Unfortunately, because my
employment keeps me in
Peterborough during the day
I shall be unable to
view the proposals. Would
it be possible for you to
supply me with details of
the planning application,
and also of details as to
how I may make an objection
if need be.

Yours faithfully

Mrs M. T. Poulter.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Horwold District Council

Application
Reference

H0210908/92

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	4	0	9	8	

2. Address or location

Leas Road Crowland

3. Name, classification and number of road

UC

4. Date application referred

3-9-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT.

- 7.

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:—

Delete as
appropriate

~~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 I.R. 108 para 10b as shown overleaf.~~

Date:

10/9/92

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:— Subject to support by Planning Officer

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

- (1) Before the plots are constructed the private drive shall be laid out (minimum) width 4.25m as shown on the submitted drawing No 92030/Sk1 including the turning facility
- (2) A visibility splay of 2.6m x 35m shall be provided at the access point of the private drive to the North along how Road (across the applicants land) and nothing shall be grown or erected within this splay above 0.6m in height

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) B4

Note/ how Road is barely adequate to serve such development in normal circumstances. However due to the removal of the existing farm traffic from this site and the indication that it will be supported in planning terms I will not object to this proposal

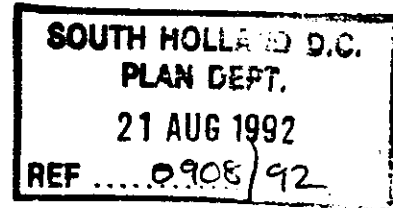


Broadgate Builders (Spalding) Limited

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

Our Ref: AJF/hmr

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



21st August 1992

Dear Sirs,

Re: Proposed Residential Development at
Low Road, Crowland for Mr and Mrs P. Tansley

I submit for your consideration two related planning applications on behalf of our clients Mr and Mrs P. Tansley.

I understand that planning legislation dictates that the proposals must be submitted independently, although as you will see from studying the applications they are very much inter-related as a potential development scheme.

I trust that the applications are complete and clear in content but should you require any further clarification or information please do not hesitate to contact the undersigned.

Yours faithfully,

ALAN J. FINCH





Broadgate Builders (Spalding) Limited

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

Our Ref: AJF/hmr

Director of Planning
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Yours faithfully,

ALAN J. FINCH



PLANNING COMMITTEE - 18th November, 1992

849. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/1010/92 P L Ely (Contractors)	Link detached three-bedroomed houses with garages on Plots 12 and 13, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail in conjunction with application references H16/1007/92, H16/1011/92, and further applications now received in respect of adjoining land.)

H16/1011/92 P L Ely (Contractors)	Bungalow and garage on Plot 14, East: new local distributor road, Holland Park, Spalding.
--------------------------------------	---

(To enable the Plans-Sub Committee to consider the proposal in greater detail in conjunction with planning application references H16/1007/92, H16/1010/92, and further applications now received in respect of adjoining land.)

H02/0908/92 Mr & Mrs P Tansley	O.A. Residential development at Low Road, Crowland.
-----------------------------------	---

(Pending a site inspection in order to assess the suitability of the site for the proposed development.)

H02/0909/92 Mr & Mrs P Tansley	Retain Mallard House, Low Road, Crowland without complying with the restricted occupation condition.
-----------------------------------	--

(Pending a site inspection in order to assess the desirability of removing the condition.)

H16/1027/92 Fine Art Developments	O.A. Conversion of existing warehousing to three retail units with car parking and service access at Low Road, Spalding.
--------------------------------------	--

(Pending a site inspection to assess the suitability of the site for the proposed development, and to enable the Director of Planning and Building Control Services to submit a further report to this Committee detailing possible reasons for refusal based on the views expressed at the meeting and at the Plans Sub-Committee, as the Committee is minded to refuse planning permission for the development.)

(d) Applications Filed Away

The following applications be filed away, and no further action be taken thereon:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0376/89 Broadgate Builders	Conversion of warehouse to form eight dwellings at Long's Warehouse, Double Street, Spalding.
H16/0377/89 Broadgate Builders	Listed Building Consent for conversion to form eight dwellings at Long's Warehouse, Double Street, Spalding.

**REPORT ON A SITE INVESTIGATION AT
LOW ROAD, CROWLAND, LINCOLNSHIRE.**

CLIENT: MR. P. TANSLEY

Date: March 1993

Reference: 01/93/998

FOUNDATION INVESTIGATIONS

1 PARK FARM WORKSHOPS

WOOD LANE

RAMSEY

HUNTINGDON

PE17 1XE

Telephone: Ramsey (0487) 710073

INTRODUCTION

It is proposed to develop an area of land, located to the rear of Mallard House, Low Road, Crowland, for residential purposes.

The area under consideration had originally comprised shallow ponds with these being infilled between 1989 and 1991.

At the request of Broadgate Builders (Spalding) Limited, acting on behalf of the site owner Mr. P. Tansley, a site investigation, using machine excavated trialpits, in order to obtain information on the infill material used and its likely effects on the proposed development.

LOCATION AND GEOLOGY OF THE SITE

The site of the proposed development comprises a sensibly level grassed area at Low Road, Crowland. It is to the rear of Mallard House and is centred at National Grid Reference TF 23450895.

Published geological records show the site to be within an area where the solid formation of Oxford Clay is overlain by Marine/Estuarine Sand and Gravel known as the Abbey Gravels.

FIELDWORK

On the 28th January 1993, eight trialpits were dug, using a

wheeled mechanical excavator, at the approximate positions as shown on the appended location plan. The strata exposed in the sides of the pits were logged by a Soils Engineer. The pits terminated at depths ranging from 1.8m to 3m below existing ground level.

As excavation proceeded through the presumed infill material, tests were undertaken using a 'Gasurveyor 3' portable gas measuring instrument, in order to check for the presence of methane gas.

The appended trialpit records contain details of the strata encountered along with the groundwater conditions observed during excavation.

GROUND CONDITIONS

The investigation has confirmed the presence of an infilled pond over the majority of the site with the depth of infilling ranging from 0.9m to 2m. The exception was Trialpit 8 which was excavated close to the western site boundary to ascertain the natural soil sequence.

Typically the infill to the former pond consisted of clay fill, being generally of firm consistency, along with artefacts such as brick, concrete wire and plastic pipe. Also present to varying degrees within the infill were tree roots and twigs which are

believed to originate from trees and shrubs which surrounded the former pond. A soft organic sediment was generally found to be present at the base of the clay fill with this being typically the bottom sediment to the former pond.

With the exception of Trialpits 5 and 7, the made ground was found to be followed by orange brown medium gravel and sand which is believed to represent the Abbey Gravels as shown to be present by the geological map of the area.

Soft sandy silty clay, being either grey or grey and brown in colour, was exposed beneath the made ground in Trialpits 5 and 7 and extended to depths of between 1.3m and 2.3m. In Trialpit 7 this in turn merged down into orange brown medium gravel and sand being similar to that exposed elsewhere and presumed to represent the Abbey Gravels. In Trialpit 5, however, granular deposits were again found to be present beneath the soft sandy silty clay, at a depth of 2.3m. In this instance they consisted of orange brown sandy medium gravel along with limestone cobbles, At a depth of 2.8m, following the above described sandy gravel and limestone was stiff grey fissured silty clay, being typically the Oxford Clay, which was proved for a further 0.2m.

Trialpits 1, 2, 3, 4, 6 and 7 were all terminated within the presumed Abbey Gravels at depths ranging from 1.8m to 2.3m below existing ground level.

Topsoil was present from the surface in Trialpit 8 and continued to a depth of 0.3m. This was followed by soft brown very sandy silty clay which was in turn followed, at a depth of 1.3m, by orange brown medium gravel and sand. The upper horizons of this deposit were found to be cemented and the excavation was terminated, still in this material at a depth of 2.1m.

Groundwater inflows were noted during the excavation of all of the trialpits. These occurred at depths ranging from 0.9m to 1.9m and were generally at or close to the interface between the near surface deposits and the underlying granular materials.

COMMENTS ON GROUND CONDITIONS IN RELATION TO THE FUTURE DEVELOPMENT OF THE SITE

The comments given in this report, and the opinions expressed, are based on the ground conditions encountered during the site work. There may, however, be special conditions prevailing at the site which have not been disclosed by the investigation which have not been disclosed by the investigation and which have not been taken into account during preparation of this report.

The process of natural sedimentation allows a certain degree of confidence to be placed in the absence of important variations in the engineering properties of natural soils across sites. made ground, whose history is rarely completely known, must, despite any amount of investigation, inevitably present the possibility

of conditions existing which could not be accepted when considering the material as a bearing stratum. Occasionally the risks may appear sufficiently small, in relation to economical factors, as to be acceptable.

On this site infilling to a former pond was found to be present over the majority of the area to be developed. This was found to consist generally of clay fill along with varying amounts of artefacts such as brick, concrete, plastic and wire along with partially decomposed twigs and tree roots and extended to depths of between 0.9m and 2m.

The made ground, as exposed in the trialpits, is considered to possess both poor and variable bearing properties along with potentially high compressibility characteristics. Consequently, traditional shallow based foundations constructed within this material, even at low imposed loadings, would be expected to be subjected to an unacceptable degree of settlement, both total and differential. The alternative form of shallow based semi-raft foundation would be subjected to movement with variations in the thickness and degree of compaction resulting in potential differential movement and subsequent tilting.

From the above comments it is therefore considered that the proposed development of the site will necessitate the use of specialised foundations to transfer structural loads through the surface deposits of made ground to the underlying naturally

deposited soils. In this connection it is likely that piles will be necessary and prior to commencing the development it is considered that it would be prudent to undertake additional investigation of the natural sequence of soils along with their pile bearing characteristics by means of a series of deep machine excavated boreholes.

Measurements taken as excavation of the trialpits proceeded indicated the presence of methane within the infilling. The concentrations were variable ranging from nil to upto 42% of the Lower Explosive Limit. It should be pointed out that the tests were performed in relatively large open excavations which will have allowed fairly rapid dissipation of the gas. Consequently actual concentrations present may be considerable higher than those measured. The evidence of the measurements taken is considered to be indicative of a potential problem from methane migration and prior to commencing development of the site it will be necessary to undertake long term monitoring for the presence of methane and subsequent advice should be sought from specialists on measures necessary to prevent accumulations of this potentially dangerous gas within the proposed dwellings.

Due to the limited depth of the infilling, as exposed in the trialpits, an alternative method of dealing with the potential problem that could arise from methane gas migration on this site would be to remove the unstable made ground and replace it with inert material placed under strictly controlled conditions. The

practicability of removing and disposal of the volume of material involved will need to be closely examined prior to adopting this alternative.

FOUNDATION INVESTIGATIONS

A handwritten signature in black ink, appearing to read 'P. Richards', with a stylized flourish at the end.

P. Richards, I.Eng., FIHIE, FFB, FGS, MIMgt.

FOUNDATION INVESTIGATIONS

1 Park Farm Workshops, Wood Lane, Ramsey, Huntingdon, Cambs PE17 1XE
Telephone Ramsey (0487) 710073 Mobile (0836) 612056 Fax Ramsey (0487) 710180



Trialpit
1

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.		
Dia mm		Coord		Ground Level m.O.D		
				Client Mr. P. Tansley.		
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend
Type/Test	Depth m.					
		Strike at 1.90m Rapid inflow			MADE GROUND (Clay fill with pieces of brick, wire and tree roots) (1.90)	
					Orange brown medium GRAVEL and SAND. (0.30)	
Remarks Water at 0.5m below surface level on completion of excavation.			Logged by P.R.		Scale 1:25	End Casing Depth m. 01/93/998
			Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests M () Mackintosh probe P () Perth Blows and penetration when 300mm not achieved	

FOUNDATION INVESTIGATIONS

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Trialpit
2

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.			
Dia mm		Coord		Ground Level m.OD			
				Client Mr. P. Tansley.			
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend	
Type/Test	Depth m.						
		Strike at 1.60m Medium Inflow			MADE GROUND (Clay fill, gravel, and brick rubble. Partially decomposed tree branches and bottom sediment below 1.6m) (2.00)		
					Orange brown medium GRAVEL and SAND. (0.30)		
Remarks Water at 2.2m below surface level on completion of excavation.		Logged by P.R.		Scale 1:25	End Casing Depth m.	Job No. 01/93/998	
		Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests H () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved			

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Trialpit

3

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.			
Dia mm		Coord		Ground Level m.OD			
				Client Mr. P. Tansley.			
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend	
Type/Test	Depth m.						
		Strike at 1.20m Rapid inflow		1.30	MADE GROUND (Clay fill, concrete and brick rubble and pieces of plastic pipe) (1.30)		
				1.65	MADE GROUND (Soft black bottom sediment with yellow plastic pipe) (0.35)		
				2.00	Orange brown medium GRAVEL and SAND. (0.35)		
Remarks Water observed at 1.65m below surface level on completion of excavation.				Logged by P.R. Scale 1:25 End Casing Depth m. Job No. 01/93/998			
				Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test Penetration Tests M () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved			

Trialpitt
4

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.		
Dia mm		Coord		Ground Level m.00		
Client Mr. P. Tansley.						
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend
Type/Test	Depth m.					
		Strike at 1.90m Medium inflow			MADE GROUND (Clay fill, gravel, brick and concrete rubble) (1.60)	
					MADE GROUND (Soft black bottom sediment) (0.15)	
					Orange brown medium GRAVEL and SAND. (0.55)	
Remarks		Logged by P.R.		Scale 1:25	End Casing Depth m.	Job No. 01/93/998
		Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests M () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved		

FOUNDATION INVESTIGATIONS

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Trialpit
5

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.				
Dia mm		Coord		Ground Level m.OD				
				Client Mr. P. Tansley.				
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend		
Type/Test	Depth m.							
		Strike at 1.20m Medium inflow			MADE GROUND (Clay fill, gravel, brick rubble and twigs) (1.55)			
					MADE GROUND (Bottom sediment and twigs) (0.10)			
					Soft grey and brown sandy silty CLAY. (0.65)			
					Orange brown sandy medium GRAVEL and LIMESTONE COBBLES. (0.50)			
					Stiff grey fissured silty CLAY. (0.20)			
Remarks					Logged by P.R.	Scale 1:25	End Casing Depth m.	Job No. 01/93/998
					Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests M () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved	

FOUNDATION INVESTIGATIONS

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Trialpit
6

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.		
Dia mm		Coord		Client Mr. P. Tansley.		
Ground Level m.00						
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend
Type/Test	Depth m.					
		Strike at 0.90m Medium inflow		0.80	MADE GROUND (Clay fill with pieces of wood) (0.80)	
			0.90	MADE GROUND (Bottom sediment) (0.10)		
			1.80	Orange brown medium GRAVEL and SAND. (0.90)		
Remarks		Logged by P.R.		Scale 1:25	End Casing Depth m.	Job No. 01/93/998
		Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests H () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved		

FOUNDATION INVESTIGATIONS

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Trialpit
7

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.		
Dia mm		Coord		Ground Level m.00		
				Client Mr. P. Tansley.		
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend
Type/Test	Depth m.					
		Strike at 1.10m Seepage		0.95	MADE GROUND (Clay fill, gravel, concrete rubble and tree roots. Bottom sediment at 0.8m) (0.95)	
			1.30	Soft grey sandy silty CLAY. (0.35)		
			1.90	Orange brown medium GRAVEL and SAND. (0.60)		
		Strike at 1.60m Medium inflow				
Remarks		Logged by P.R.		Scale 1:25	End Casing Depth m.	Job No. 01/93/998
		Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests M () Mackintosh probe P () Perth * Blows and penetration when 300mm not achieved		

FOUNDATION INVESTIGATIONS

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Trialpit
8

Sheet 1 of 1

Method Trialpit.		Date 28/01/93		Site Low Road, CROWLAND.		
Dia mm		Coord		Ground Level m.OD		
				Client Mr. P. Tansley.		
Soil Samples/Tests		Water & Progress	OD Level m.	Depth m.	Description of Strata	Legend
Type/Test	Depth m.					
		Strike at 1.30m Seepage		0.30	TOPSOIL. (0.30)	
			1.30	Soft brown very sandy silty CLAY. (1.00)		
			2.10	Orange brown medium GRAVEL and SAND. (Cemented in upper levels) (0.80)		
Remarks		Logged by P.R.		Scale 1:25	End Casing Depth m.	Job No. 01/93/998
		Sample/Test key: U U38 Sample D Disturbed sample B Bulk sample W Water sample V Vane shear test		Penetration Tests H () Mockintosh probe P () Perth * Blows and penetration when 300mm not achieved		

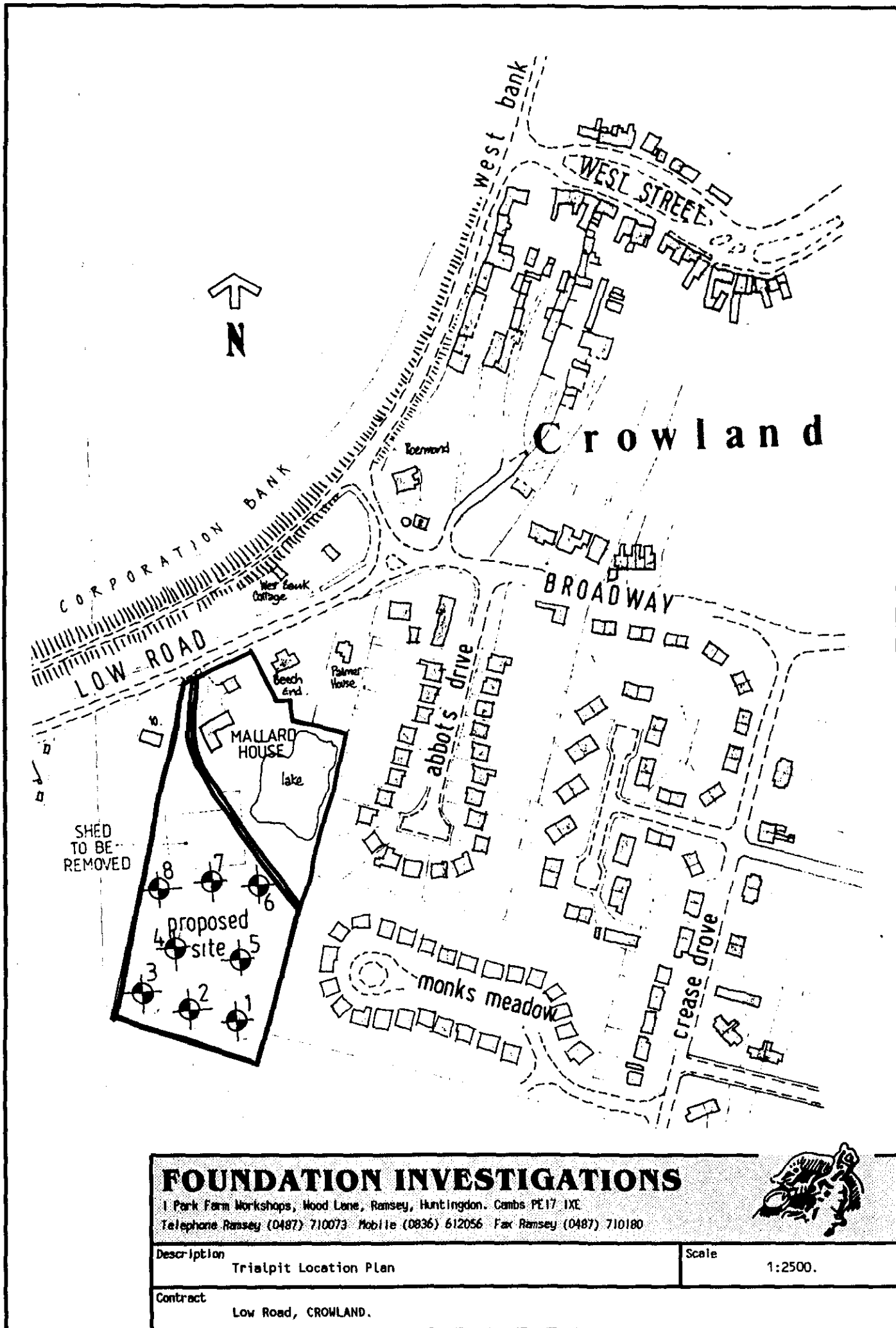
MEASUREMENT OF METHANE CONCENTRATION

SITE: Low Road, CROWLAND.

TRIALPIT

METHANE CONCENTRATION

1	Nil
2	1.5% LEL
3	1.5% LEL
4	42% LEL
5	Nil
6	1.7% LEL
7	24% LEL
8	Nil



FOUNDATION INVESTIGATIONS

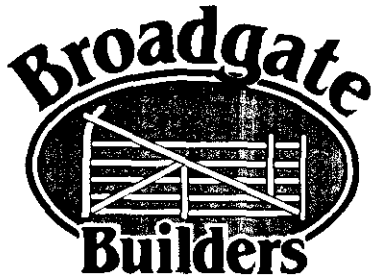
1 Park Farm Workshops, Wood Lane, Ramsey, Huntingdon. Cambs. PE17 1XE
Telephone Ramsey (0487) 710073 Mobile (0836) 612056 Fax Ramsey (0487) 710180



Description
Trialpit Location Plan

Scale
1:2500.

Contract
Low Road, CROWLAND.



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

16th March 1993

For the attention of Mr D.J. Roberts

Dear Sir,

H02/908/92 PROPOSED DEVELOPMENT, LOW ROAD, CROWLAND, FOR MR P. TANSLEY.

I am now in receipt of a site investigation report for the above proposal. I therefore respond to your letter of 8th December 1992 which requested such information.

The report concludes with two options available 1. Long term monitoring of the site and 2. Removal of injurious material from site.

Given the low density of development proposed, the relatively consistent shallow depth of the unstable ground and that foundations are to be piled the second option would seem the most logical if any development of the site is to be possible within the short term.

I therefore invite you to consider the submitted report with a view to issuing a suitably conditioned planning permission. Should you require further information or discussion please do not hesitate to contact the undersigned.

Yours faithfully

Alan J. Finch

ALAN J FINCH

*Spide to Mark Davis
25/3- He agrees
that excavation is
acceptable in
this case.
JL*

*DR
Are we liaising
with BLW Ltd?
17/3*



plank drove

proposed site

abbots drive

BROADWAY

CREASE DROVE

CROWLAND

CORPORATION BANK

West bank

WEST STREET

REF 21AUB 0908

Sketchy Dini

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

					
Broadgate Builders (Spalding) Limited Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB. Telephone: Hobbess (0408) 380532.					
TITLE	MALLARD HOUSE LOW ROAD, CROWLAND.				
for Mr. & Mrs. P. TANSLEY					
DATE	07/92	DRAWN	a.j.f		
DWG. No.	Q2030/SK1	SCALE	1:500	1:2500	
FLOORS	FBS		DATE	SIGN	
P.LANNING	BUILDING RES.				
CHECK BY					