APPLICATION NO. : H02/0913/91

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	4
APPLICATION FORM	5
CHECK SHEETS AND FRONT FILE SHEET	9
ALL OTHER CORRESPONDENCE	10
ALL OTHER DRAWINGS	33
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	

BRIAN SMITH pTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/0913/91 Received:01-OCT-91 Type:OUTLINE

Name: Mr & Mrs Drury
3 West Street
Crowland
Peterborough

Agent: Avocet Design
123 Main Street
Baston
Peterborough

Description: Erection of four dwelling houses with garages

Location : 1 West Street Crowland
Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed development of the dwellings would constitute an overdevelopment of the site. The shape of the site does not permit a suitable layout, resulting in inadquate amenity provision. The site is also constrained by neighbouring uses which will require specific design solutions.

2 The proposal does not provide adequate space, within the site for visitor parking or turning facilities. Visitors to the site would have to park in the private access blocking other parking spaces and further adding to the maneurving problems of the residents of this site to their detriment and inconvenience. Also vehicles using the proposed garages cannot easily manoeuvre in order to enter and leave this site in forward gear. This would lead to either vehicles having to make numerous manoeuvres in order to turn, to the disturbance of other residents or vehicles having to reverse some 30 metres to 50 metres back to West Street. Such vehicles would emerge out onto West Street close to the busy junction with Albion Street to the detriment of highway safety.

BRIAN SMIT. ip TP MRTPI District Planning Officer

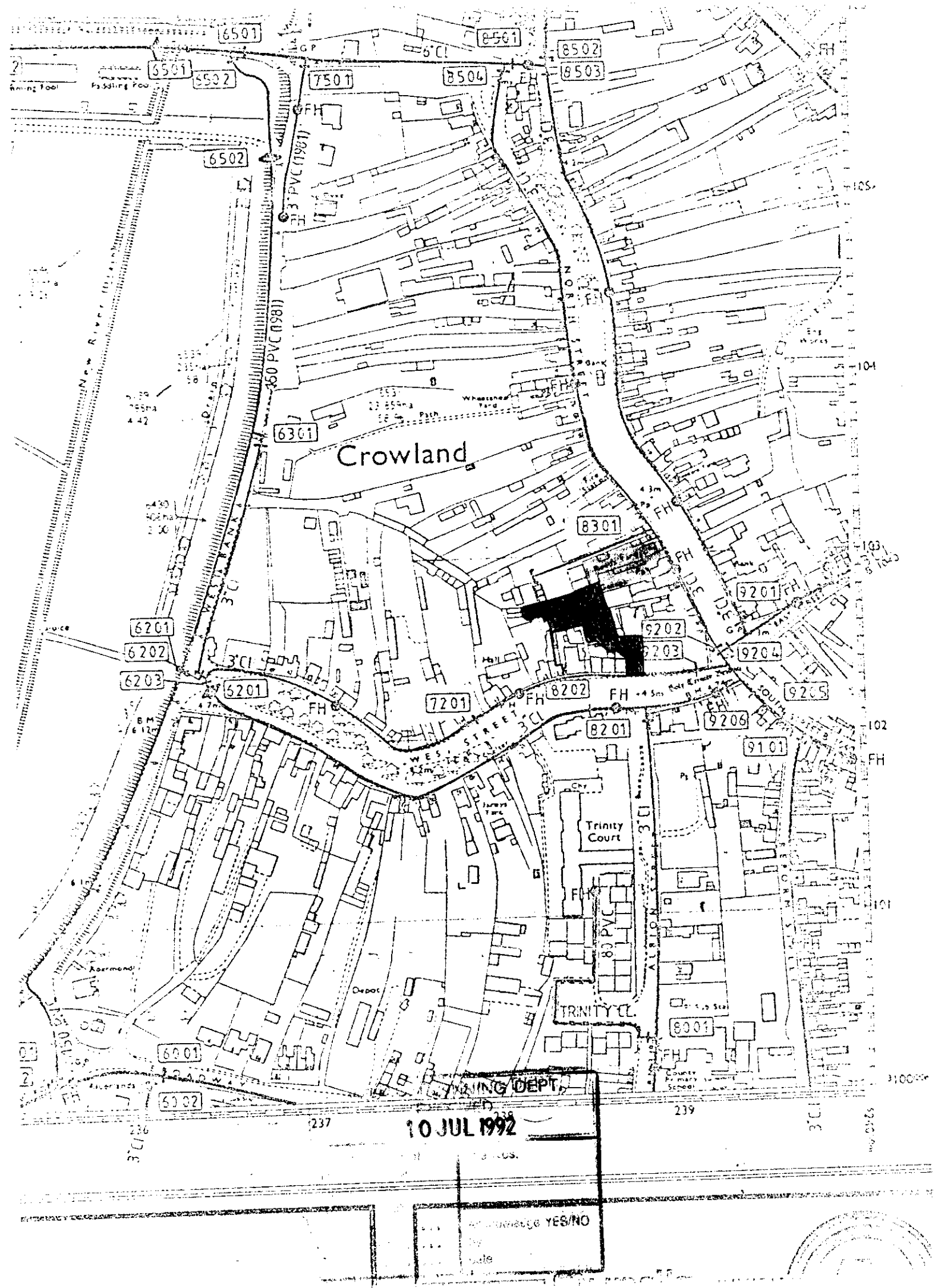
Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
29-NOV-91

H02/0913/91

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.


Crowland
Trinity Court
TRINITY CL.
WEST STREET
6501
6502
7501
8501
8502
8503
8504
6301
8301
9201
9202
9203
9204
9205
6201
6202
6203
7201
8202
8201
9206
9101
6001
6002
105
104
103
102
101
100
10 JUL 1992

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No 12/0913/91

Date Registered 01 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS P. DRURY.
3 WEST ST.
CROWLAND.

Tel. No.

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

AVOCET DESIGN.
123 MAIN ST
BASTON
PETERBOROUGH.
Tel. No. 0733 560422
(Personal contact name) E. D. AARON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1 WEST ST. CROWLAND.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of four DWELLING HOUSES. WITH GARAGES.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Signed E. D. Aaron Date 17.9.91 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 0.2 (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 building(s) ✓

(ii) Alterations or extension

(iii) Change of use ·

B. If new dwellings are proposed, please state how many: 4 No.

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

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

(b) max. length: metres

(c) max. width: 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.

Existing. Garage & Bodyshop.

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: West St.
Will there be –
Individual access(es)
New estate road ✓

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

Garages. 1o each Dwelling.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Piped to Soakaway.
Into R.W. System West St.
No.

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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

*Please tick **one** box and complete B if necessary*

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (*Please show the location of such provision on the plans* and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 C.D. Dawson (~~Applicant~~/Agent) Date 19.9.91

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 C.D. Dawson ~~Applicant~~/Agent) Date 19.9.91

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 1 WEST ST. CROWLAND.

Take notice that application is being made to South Holland District Council by MR. P. DEWEY.

for planning permission for 4 No. DWELLING HOUSES & GARAGES.

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 C.D. Dawson AGENT. Date 19.9.91

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H/0.0913/91 BC ref : N/A

Type : OUTLINE

First received : 7

VALID : 21/5/91

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £92
Submitted fee £92 Receipt no..10103
Additional fee £ — Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H 0.08
Floorspace M —
No of dwellings 4 Plotted 3.10

Location -

Index sheet no 38C

Grid ref 523860.310960

Ward A

Parish GRAVELAND

Local Plan area ADC

IBD Inside/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA 769
LB —
TPO ☐

Other ☐

Applications -

Last application

Other applications on site

Other relevant apps

Site Ref :- 1

Chairmans App 99/91

Data input.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required	✓	✓	✓		✓

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General — Pan 11-10-91
Departure
Setting of LB Viz Public House listed. Grade II

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

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

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

Avocet Design

Architectural & Structural Design
and a Personal Tracing Facility
Proprietor: E. D. Aaron

123 MAIN STREET, BASTON, PETERBOROUGH PE6 9EB
Telephone: 0778 560 422

SOUTH ... D.C.
PLAN ...
0 1 OCT 1991
REF.....

27. 9. 91.

REF. INVALID 1713.

Dear Sir, Madam,

With regard to ref. application above & our telephone conversation of to-day.

I would clarify the means of access is to be considered as part of application. Design external appearance & landscaping should be classed as 'indicative'

Should you require further information please contact me for the address or telephone at the above.

Yours faithfully

E. D. Aaron

See Michael After meeting

Avocet Design

Architectural & Structural Design
and a Personal Training Facility
Proprietor: E. O. Aaron

123 MAIN STREET, BASTON, PETERBOROUGH PE6 9EB
Telephone: 0778 560 422

9. 7. 92

South Holland District
Planning Dept.
Priory Road
Spalding
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUL 1992
Acknowledged
DPO
SDPO
JC AUP
Action by .....
Checked by .....
Copied to .....
File Nos.
Comments required
1011

Dear Sir Madam,

With ref our telephone conversation of to-day. I enclose a location map showing the land we would propose for outline planning permission shown in red and land already with planning permission shown in green.

I am more than able to meet you to discuss the application, with regard to the conservation & planning requirements for the area, at your convenience.

Please contact me at the above or ring me on the number as shown.

Yours sincerely

E. O. Aaron.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours YES Other

Boundaries Buildings Site Features Car body repair shop

Inspected by: PJH
date: 22/10

Residents notified on site visit: 5, 7, 9, 11, + White Shop, ~~P.H.~~ workst

Case Officer Conclusions (issues) P.H. Newsagent, b, Bakers, Hairdresser, Chip Shop, North St

Site is dog legged behind properties to rear of west street. Lots of buildings on site which could come down. Chimneys off adjoins site.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes .... — No ....

Ward member request — Yes .... — No ....

Recommend approval against material objection — Yes .... — No ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... — No ....

- Flagged by Senior Officer
- Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Yes ....

ANY ONE OF ABOVE

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

11/02/1993/91

Meeting with Mrs Baron, PJO + Mr + Mrs Penny

Initially asked if other possibilities for land to be included, ie Speechleys yard + other land behind properties fronting North Street to South of Mr Alcocks site.

Main problem is access C.B initially access to Mr Alcocks site should serve any rear properties Existing access to Mr + Mrs Penny's site not suitable owing to cross road it would serve. Suggested possible other ~~pass~~ access would be at no 11 West Street which is also part of extra land now available to Mr + Mrs Penny + which is in such a poor state that its unmortgagable (Seen another architect re this) I made no promises on this access because it would have to be done well - They seemed to think it was problematic.

Mrs Baron will contact C.B. re existing access. It is of opinion that O/A P.P. will encourage other landowners to put their land forward.

I questioned suitability of access but said would need an O/A with details of means of access + illustrative plans showing how the site could be developed.

C.C. Michael Painter.

PJO.

Site meeting held at 5-8 with over + C. Bross

agreed to reduce numbers to overcome reasons for refusal regarding the Site.

Also agreed that an overall scheme on more land could be accessed from another drive to Chamberlains, Speechleys Yard + Prospect Drawing the scheme would link to gates internally but vehicular access would be discouraged

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P Udy SHDC

Planning Reference H02/0913/91

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

West St Crowland.

I would inform you that the development as proposed is too tight in terms of parking and manoeuvring.

There is very little room provided for visitor parking on site. Visitors cars could lead to the accom being blocked to other users.

Also vehicles using the garages cannot easily manoeuvre in order to enter and leave the site in forward gear. This would lead to other vehicles having to make numerous manoeuvres in order to turn, to the disturbance of other residents, or vehicles having to make long reversing manoeuvres (30-50m) all the way out of the site onto West Street.

Such vehicles would be emerging out onto West Street close to the junction with Albion Street, to the detriment of highway safety.

A reduction in number could make this proposal more acceptable.

Date 23-10-91

Signed

Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To..... Planning Reference 1H 02/0913/91.

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

1 West St Crowland

refusal cont'd

— or vehicles having to reverse some 30 to 50m back to West Street.

Such vehicles would emerge out onto West Street close to the busy junction with Albion St to the detriment of highway safety.

Note/

If additional area was provided for parking & manoeuring (including refuse vehicles) the 4 dwellings could possibly be served by this access.

Date 7-11-91

Signed ..... Director of Highways and Planning

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1H02/0913/91

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	8	1	0	2

2. Address or location

1 West St Crowland

3. Name, classification and number of road

U/C

4. Date application referred 17-10-91

5. State whether outline, detailed application etc.

OL.

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

Erection of 4 Dwellings.

7. Delete as appropriate

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

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

b. 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: 7/11/91. Signed: J Emmerson
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

Delete as appropriate

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

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

The proposal does not provide adequate space, within the site for visitor parking or turning facilities. Visitors to the site would have to park on the private access blocking other parking spaces and further adding to the manoeuvring problems of the residents of this site, to their detriment and inconvenience.

Also vehicles using the proposed garages cannot easily manoeuvre in order to enter and leave this site in forward gear. This would lead to either vehicles having to make numerous manoeuvres in order to turn, to the disturbance of other residents

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

Cont'd

905. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H09/0764/91 David Lefley & Sons		Illuminated fascia and totem signs, wall and free standing directional sign at Bellevue Garage, Station Street, Holbeach.

(It was also agreed that the Director of Planning and Building Control Services draw the applicant's attention to the inadequacies of the submitted details.)

H16/0837/91 Wrights of Spalding		Illuminated fascia sign, totem sign plus wall and directional sign at 89 Pinchbeck Road, Spalding.

(It was also agreed that the Director of Planning and Building Control Services draw the applicant's attention to the inadequacies of the submitted details.)

(Councillor R.C. West declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H16/0519/91 Messrs A & J Tyrrell		Established Use Certificate for commercial and light industry at Low Fields Nursery, Fulney Drove, Low Fulney, Spalding.
H22/0766/91 J S Slator		Change of use of land to caravan storage - long term at Whittington Farm, Austendyke Road, Weston.
H06/0827/91 Mrs E Bailey		Demolition of buildings at "Whiteacres", Gedney.
H08/0907/91 Miss S A Ground	O.A.	Dwelling in side garden of Yew Tree Farm, Gosberton Westhorpe.
H02/0913/91 Mr & Mrs Drury	O.A.	Four dwelling houses with garages at 1 West Street, Crowland.

(Councillor B. Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof and the Director of Planning and Building Control Services reported that Councillor Alcock had also left the room whilst the application was being dealt with in the pre-meeting run through.)

H16/0917/91 Spalding Services/Social Club Ltd		Single sided sign on posts at 24 High Street, Spalding (River Bank opposite club).

(The Deputy Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H18/0945/91 Mr & Mrs M S Wayman	O.A.	Residential retirement bungalow at Nenelands/Todkills Lane, Sutton Bridge.

(Councillor C.J.T.H. Brewis requested that his vote against the above decision be recorded.)

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1713

DATE RECEIVED: 24 09 91

APPLICANT: Mr & Mrs P Drury
3 West Street
Crowland
Peterborough
Cambs

AGENT: Avocey Design
123 Main Street
Baston
Peterborough
Cambs

DESCRIPTION OF DEVELOPMENT : Erection of four dwelling houses with garages

LOCATION: 1 West Street, Crowland

SOUTH HOLLAND D.C.
PLAN DEPT
0 10CT 1991
REF.....

26 September 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

The status of the plan showing siting and means of access needs to be clarified as according to the application form these matters are not to be considered as part of the application, nor are they marked as "indicative" only.

If design, external appearance and landscaping are to be considered as part of the application - as ticked on form - then full detailed plans of the dwellings and full landscaping details of species of trees and shrubs, planting heights, surfacing, fencing etc are required.

It is unlikely that the local authority would agree to elevations and details without siting.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

District Planning Officer

OUR NEW ADDRESS IS:
SOUTH HOLLAND DISTRICT COUNCIL
(Planning Dept)
Priory Road
Spalding, Lincs.
PE11 2XE
Telephone: 0775 761161
Fax: 0775 710772

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of CROWLAND .

Reference No: H02/0913/91
Description: Erection of four dwelling houses with garages

Location: 1 West Street
Crowland
Peterborough

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-NOV-91 quoting the above reference number.

B Smith
District Planning Officer

15-OCT-91

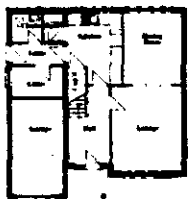
SOUTH HOLLAND DISTRICT COUNCIL

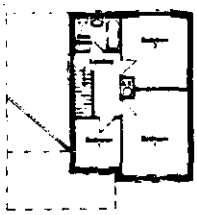
ALLISON
HOMES

OF 2 BEDROOMED COTTAGES, 3 & 4 BEDROOMED
3 BEDROOMED DETACHED BUNGALOWS

THE BANBURY
£62,950
MANOR FIELDS,
QUADRING









DETAILS OF THESE AND OTHER STYLES AVAILABLE, PLEASE CONTACT:

Dept LFP 15/10, West Elloe Avenue, Spalding, Lincolnshire PE11 2BS
Tel: 0775 724701. Fax: 0775 762153

1h2611a

(0754) 72408 or just call in.

SUNBED Hire and Sales, professional fast-tan + turbo canopies, from the Electric Beach Solarium Company. Tel Peterborough (0733) 555515 or 342356.

SUNBED Hire and Sales, ex rental sunbeds for sale. 1 year old, fast tanning tubes, £100; sunbed hire at winter rates. Tan Easy. Tel Holbeach 23873.

SUNBED Hire and Sales. Canopies, £25; 4 weeks doubles, £45; 4 weeks re-tubing service available. Price includes insurance, delivery and collection. Tel Plan-A-Tan on Fosdyke (0205 85) 491.

TRUDATE
(WAIA Member)
The modern inexpensive way to new friendships.
Subscription membership.
For details tel:
0775 761245 or write:
TRUEDATE 432,
Freepost, Spalding, Lincs
PE11 1BR 3f3417

TELE-DATER
24 HOUR LOCAL PHONE CONTACTS
0836 405 425
0836 405 426
0836 405 427
To make a free recording & enquiries only (0754) 610396

HANDY NUMBERS

JACK of All Trades. Handyman for those odd jobs. Large or small, everything from changing light bulbs, unblocking drains, mending fences, gardening, cutting hedges, to putting in drives and ornamental brickwork. Don't delay, phone today. Sutton St. James 094 585 627.

LIVESTOCK

WARREN Pullets, 18 week old, East Kirkby 296 (STD 07903).

POTATOES

ABERTAY for potato sacks. For a better deal tel Wisbech 585801.

SELL YOUR UNWANTED ITEMS
quickly and easily with the help of a Lincolnshire Free Press and Spalding Guardian advertisement.
Telephone: SPALDING 725484.

400D, caravan, two double beds, fridge, toilet compartment. Immaculate, £3,600. Tel 0406 364510.

PUBLIC NOTICES

RSPCA
We are continually raising money for funds locally.
Do you have time to bake for us?
Have you any bric-a-brac or other unwanted items?
If so please contact
HOLBEACH 23762
and SPALDING
710826
4e3118 505 562 v18.10

LINCOLNSHIRE COUNTY COUNCIL

DEPARTMENT OF HIGHWAYS AND PLANNING

RE OF SNOW CLEARING EQUIPMENT
icensed for Road Use) — WINTER 1991/92

ICATION FORMS available from your local onal Surveyor's Office, appropriate telephone ers as follows:

Division — Gainsborough 788426
Division — Louth 327771
Division — Sleaford 307307
Division — Spalding 769091

LF15-10

ABIGAIL SHERRATT DECEASED

URSUANT TO THE TRUSTEE ACT 1925
ICE IS GIVEN that all creditors and others g claims against or claim to be beneficially ested in the estate of Abigail Sherratt, late of 29 h Road, Long Sutton, Lincolnshire, who died on 0th day of December 1989 and Letters of Admiation to whose estate were granted on the 19th of December 1990 out of the District Probate stry at Ipswich to Dennis Rodney Aquilla Sherre required to send particulars in writing to the rsigned Solicitors on or before the 15th Decem991, after which date the said Administrator will ed to distribute the assets of the deceased g the persons entitled to them having regard to the claims of which he then has had notice and not be liable for the assets of the deceased or any of them so distributed to any person or persons hose claims or demands he then has not had e.

d this 15th day of October, 1991.

PETER GIDDENS & CO,
Solicitors for the Administrator.
High Street, Cottenham, Cambridge.

187/5627/PP15-10

PLANNING APPLICATIONS

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

Proposals in Conservation Areas
The proposal may affect the character or appearance of the Conservation Area —

Erection of four dwelling houses with garages
1 West Street, Crowland, Peterborough
(Application: H02/0913/91)

Single sided sign on posts
Riverside opposite 24 High Street, Spalding
(Application: H16/0917/91)

Change of use from part residential/part manipulative therapy practice to manipulative therapy practice
7C London Road, Spalding
(Application: H16/0925/91)

Fascia individual letters illuminated and hanging projection sign externally illuminated 350mm high red
20 Market Place, Spalding
(Application: H16/0927/91)

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. SMITH
District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
15 Oct 1991

1h2617

GOODS VEHICLE OPERATOR'S LICENCE

H. HARGRAVE & CO (Wholesale Pork) Ltd, of Horseshoe Road, Spalding, Lincs PE11 3JA is applying to replace without change a licence to use H. Hargrave & Co (W.P.) Ltd, Horseshoe Road, Spalding, Lincs PE11 3JA as an operating centre for 12 goods vehicles and 15 trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make *written representations to* the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

3837 LF15-10

JOHN CLIFFORD SHERRATT DECEASED

PURSUANT TO THE TRUSTEE ACT 1925
NOTICE IS GIVEN that all creditors and others having claims against or claim to be beneficially *interested in the estate of John Clifford Sherratt*, late of 29 Delph Road, Long Sutton, Lincolnshire, who died on the 30th day of December 1989 and Letters of Administration to whose estate were granted on the 19th day of December 1990 out of the District Probate Registry at Ipswich to Dennis Rodney Aquilla Sherratt are required to send particulars in writing to the undersigned Solicitors on or before the 15th December 1991, after which date the said Administrator will proceed to distribute the assets of the deceased among the persons entitled to them having regard only to the claims of which he then has had notice and shall not be liable for the assets of the deceased or any part of them so distributed to any person or persons of whose claims or demands he then has not had notice.

Dated this 15th day of October, 1991.

PETER GIDDENS & CO,
Solicitors for the Administrator.
197 High Street, Cottenham, Cambridge.

3840 187/5627/PP15-10

LFP 15/10/91

L .N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
25 OCT 1991
Acknowledge YES/NO
by
date

Application no: H02/0913/91

Applicant: Mr & Mrs Drury
3 West Street
Crowland
Peterborough

Agent: Avocet Design
123 Main Street
Baston
Peterborough

Description: Erection of four dwelling houses with garages

Location: 1 West Street Crowland
Peterborough

Type: OUTLINE

Date received: 04-OCT-91

10-OCT-91

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 25-OCT-91. 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
District Planning Officer

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

FOR PARISH COUNCIL USE ONLY

Comments:

Signed: Jane E Lull 24/10/91.

The plan appears to be overdeveloped - with little garden and inadequate parking. There should be two parking spaces per property.

Mrs Baron phoned 7-11-91

Heritage Lincolnshire have been on site + applicant has agreed to put a JCB. + driver on site for exploration on site for Archaeology purposes.

mentioned a prior call I had received from a neighbour re similar development + suggested that if this was genuine a joint approach would be helpful.

Explained re restraints to site, size, shape neighbouring uses etc + may had contact be useful. Agreed to advise establish with L.C.C. if access suitable + enquiry manoeuvring land available

PJH

HERITAGE
LINCOLNSHIRE
incorporating the
Trust for Lincolnshire Archaeology

Mrs E.D. Aaron
Avocet Design
123 Main Street
Baston
Peterborough PE6 9ED

1.11.91.

Dear Mrs Aaron

RE: PROPOSED DEVELOPMENT AT 1 WEST STREET, CROWLAND

I must apologise for the delay in commenting on the proposals for the development of this site.

As you are aware Crowland is of considerable archaeological importance, and therefore development within the town is likely to damage or destroy important archaeological deposits. These may range in date from the prehistoric to medieval periods, and provide vital, in many cases the the only, information about the development of Crowland.

In view of this the proposed development is one which will require detailed archaeological investigation prior to the commencement of construction. This work will consist of a two phase programme of works. Firstly, a programme of trial work consisting of the excavation of a number of trenches to establish the following: the extent, nature, date and quality of the archaeological deposits which may lie on the site.

On completion of the the field evaluation a report will be prepared detailing the findings of the work, as well, as, recommendations for the appropriate course of further archaeological work.

The cost and duration of the second phase cannot be established until the evaluation has been completed, as clearly the extent of the archaeological deposits cannot be established at this time.

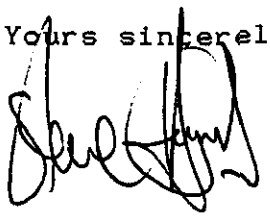
As a point of reference, the cost of archaeological work required prior to development within archaeologically sensitive areas is, as stated in PPG 16, the responsibility of the developer.

/contd.....

In view of the foregoing I would suggest that the most appropriate course of action is a meeting in the near future to agree a programme of works for the evaluation.

If in the meantime you have any queries regarding this matter please do not hesitate to contact me.

Yours sincerely



Steve Haynes
Projects Manger

HERITAGE

LATE OBS. ON ..... DATE .....

LINCOLNSHIRE

Salient points highlighted

incorporating the

Trust for Lincolnshire Archaeology

Brian Smith
District Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

4th November 1991

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 NOV 1991

Attention of
DPO NEAM
GOPO BS
SC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Dear Mr Smith

RE: APPLICATION NUMBER HO2/0913/91

Thank you for recent letter regarding the above. I have been contacted by the applicant's agent regarding the archaeological implications of this development and have been asked to comment on the archaeological potential of the site, a copy of my reply is enclosed.

In view of the archaeologically sensitive location of the site, lying, as it does, within the historic core of Crowland, the site is likely to contain archaeological deposits from the prehistoric to medieval periods.

In view of the foregoing I would suggest that the policy laid down in PPG 16 should be followed to ensure that any archaeological deposits which may may be present on the site are not destroyed without record. This would consist of a preliminary evaluation to determine the scope and date of the archaeological deposits present on the site. Following the completion of the evaluation, a scheme for the appropriate course of further archaeological work can be devised.

I trust that the foregoing is the information you require. Should you require any further information or have any queries regarding this matter please do not hesitate to contact me

Yours sincerely

Steve Haynes
Projects Manager

APPLICATION REFERENCE: H02/0913/91 DATE RECEIVED: 4.10.91

APPLICANT: Mr & Mrs Drury
3 West Street
Crowland
Peterborough
Cambridgeshire

AGENT: Avocet Design
123 Main Street
Baston
Peterborough
Cambridgeshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
30 NOV 1991
Land

TYPE: Outline

DESCRIPTION: Erection of four dwelling houses with garages

LOCATION: 1 West Street, Crowland, Peterborough

Parish Council: Overdevelopment, little garden, inadequate parking.

County Highways: Request refusal.

Environmental Services: Written response awaited but verbally advise General Industrial Business abutting site which may cause complaints concerning noise. As with recent application on adjoining land it may be possible to design the dwellings to mitigate these problems.

Public Objections: No reply.

PLANNING ISSUES

1 The site is located near the centre of Crowland and is currently used for a car repair garage/body shop. The principle of residential development is generally acceptable but there are General Industrial Uses on adjoining land which have the potential to cause disturbance to the future occupiers of the site. The Environmental Services Department have advised that the suitable design of the dwellings would mitigate these problems.

2 The site is approximately 0.7 hectares in area which is very similar to the site area of a recent application to the north-east of the site. However, the application site is longer and narrower than this other site. Owing to the shape of the application site it is difficult to arrange the four dwellings so that they have adequate amenity space; number of dwellings would require to be reduced. Also the principle of allowing for example a single dwelling would be unsatisfactory since it would be out of character with the tight knit form of development in the centre of Crowland.

3 Lincolnshire County Highways have requested refusal on the grounds of insufficient turning space and parking arrangements. However, they have advised that extra space would overcome these problems and the access would be adequate to serve four dwellings.

CONCLUSIONS

1 The site is close to the centre of Crowland and currently has a use which could cause disturbance to neighbouring properties. The opportunity to change the use to residential development would be beneficial. However, the shape of the site does not permit the suitable layout of the site. However, if further land can be brought into the development site a more suitable solution could be possible.

PLANNING OFFICER'S RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority the proposed development of the dwellings would constitute an overdevelopment of the site. The shape of the site does not permit a suitable layout, resulting in inadequate amenity provision. The site is also constrained by neighbouring uses which will require specific design solutions.

2 The proposal does not provide adequate space, within the site for visitor parking or turning facilities. Visitors to to the site would have to park in the private access blocking other parking spaces and further adding to the manoeurving problems of the residents of this site to their detriment and inconvenience. Also vehicles using the proposed garages cannot easily manoeuvre in order to enter and leave this site in forward gear. This would lead to either vehicles having to make numerous manoeuvres in order to turn, to the disturbance of other residents or vehicles having to reverse some 30 to 50 metres back to West Street. Ssuch vehicles would emerge out onto West Street close to the busy junction with Albion Street to the detriment of highway safety.

BRIAN SMIT ip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0913/91 Type: OUTLINE

Applicant: Mr & Mrs Drury Agent: Avocet Design
Tel: 0778 560422

Description: Erection of four dwelling houses with garages

Location: 1 West Street
Crowland
Peterborough

Valid date: ~~04~~ 01-OCT-91 Terminal date: ~~29~~ 25-NOV-91
Target dates: Target Committee: 20-NOV-91
To case officer 09-OCT-91 Report deadline: 06-NOV-91
Inspected by 14-OCT-91
Extra contacts 19-OCT-91 Case Officer:
Report if not clear by 08-NOV-91 P J UDY

SITE DETAILS DEVELOPMENT

Grid ref 523860 310260 Size: .08 HA
OS Sheets 380
Listed building: Category: Newbuild
Conservation Area: CROWLAND

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Crowland PC	0733 210653	10-OCT-91	24-OCT-91
Cllr B Alcock	0733 210560	10-OCT-91	24-OCT-91
Cllr R C P Cowan	0733 210932	10-OCT-91	24-OCT-91
Site/Press Advert CON		15-OCT-91	05-NOV-91

BRIAN SMITH ...ip TP MRTPI District Planning Officer

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

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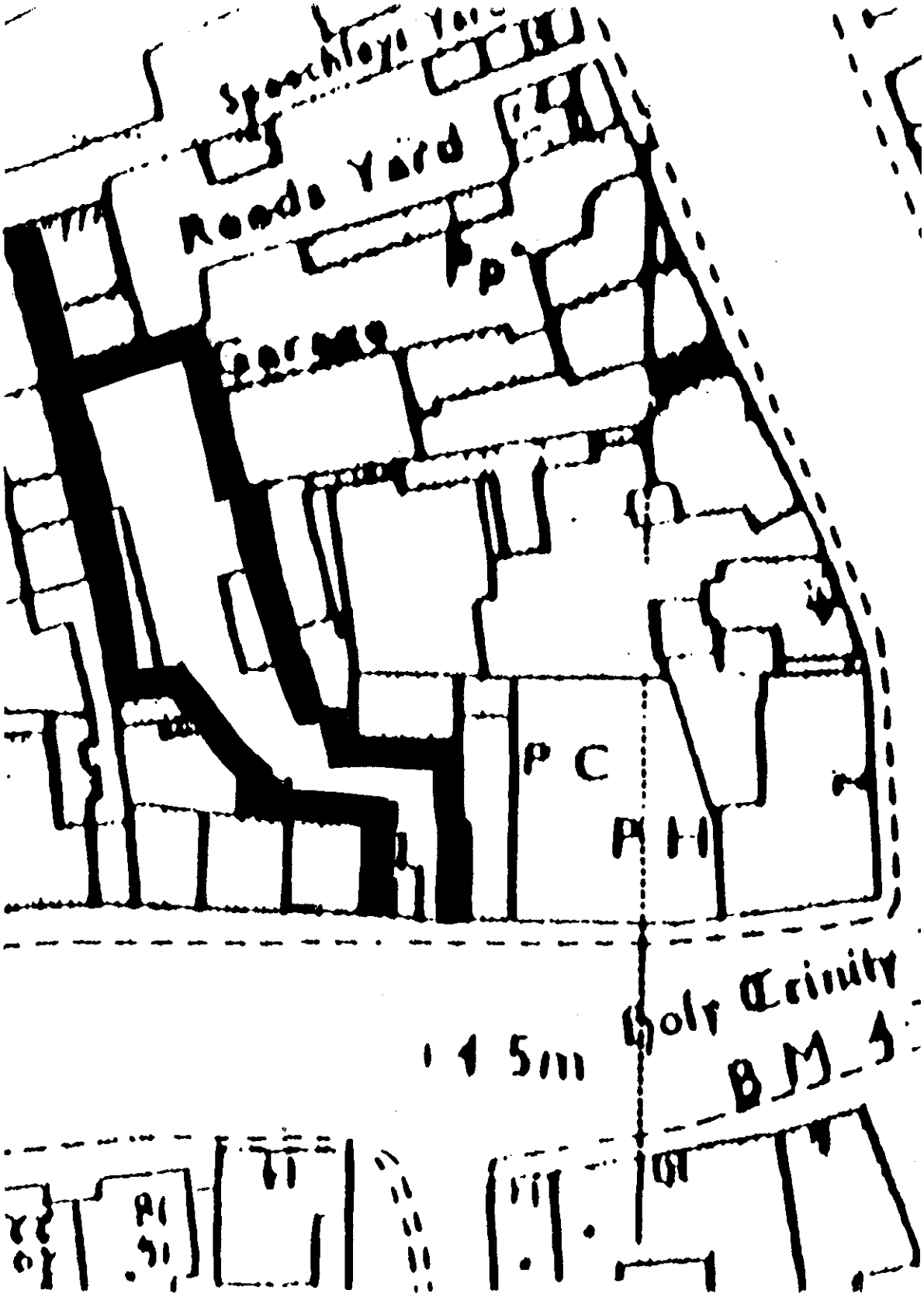
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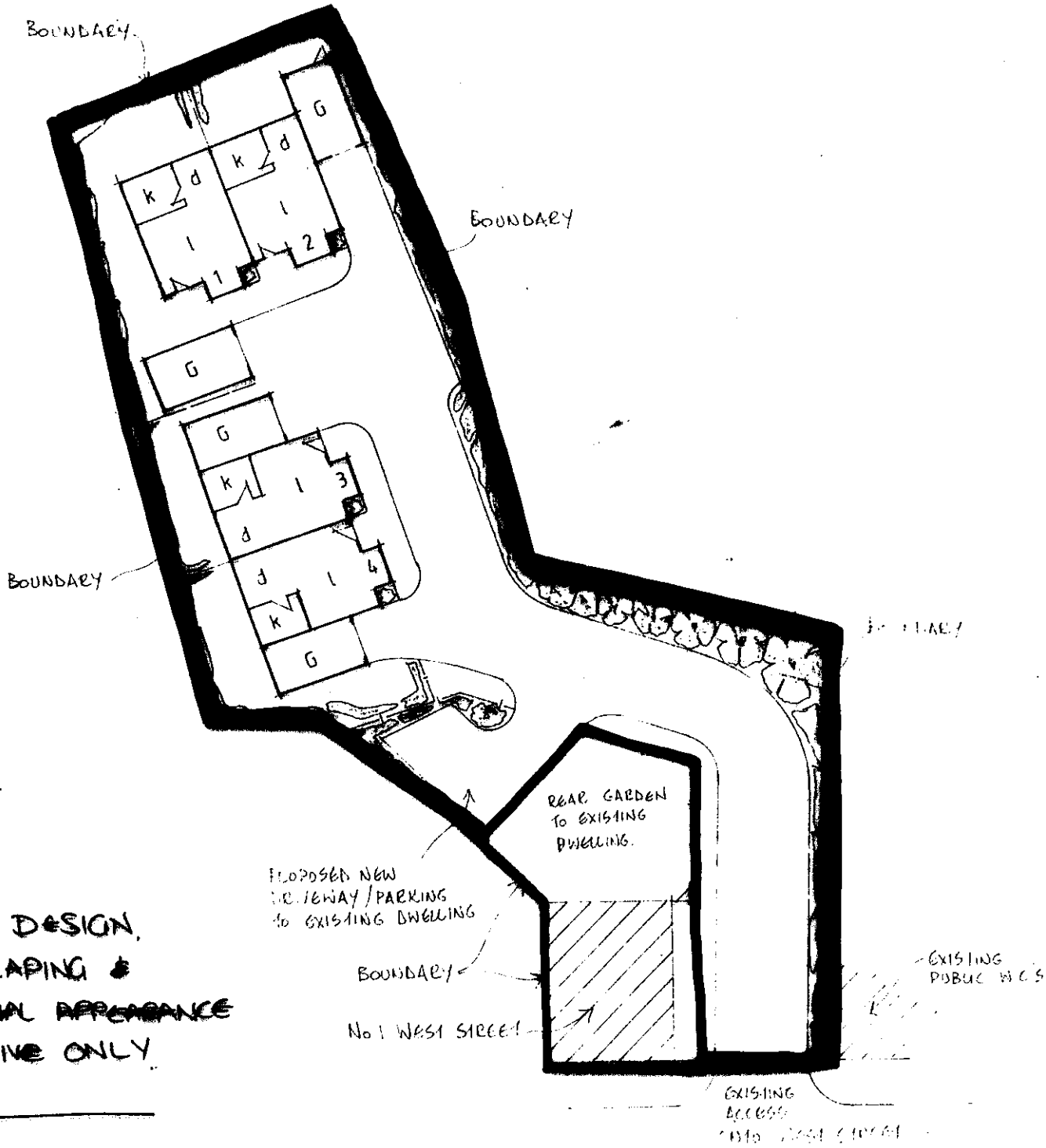
Clerk to Crowland PC	0733 210653	10-OCT-91 overdue
Cllr B Alcock	0733 210560	10-OCT-91
Cllr R C P Cowan	0733 210932	10-OCT-91
Advert		15-OCT-91
Environmental Health		15-OCT-91
LCC - ~~plan taken 17/10/91~~ ~~sent 17/10/91 dated 23/10/91~~ OBS Attached for CC 5/11/91		24-OCT-91
Heritage Lincolnshire		
Neighbours - hand delivered.		24-OCT 91



1.500

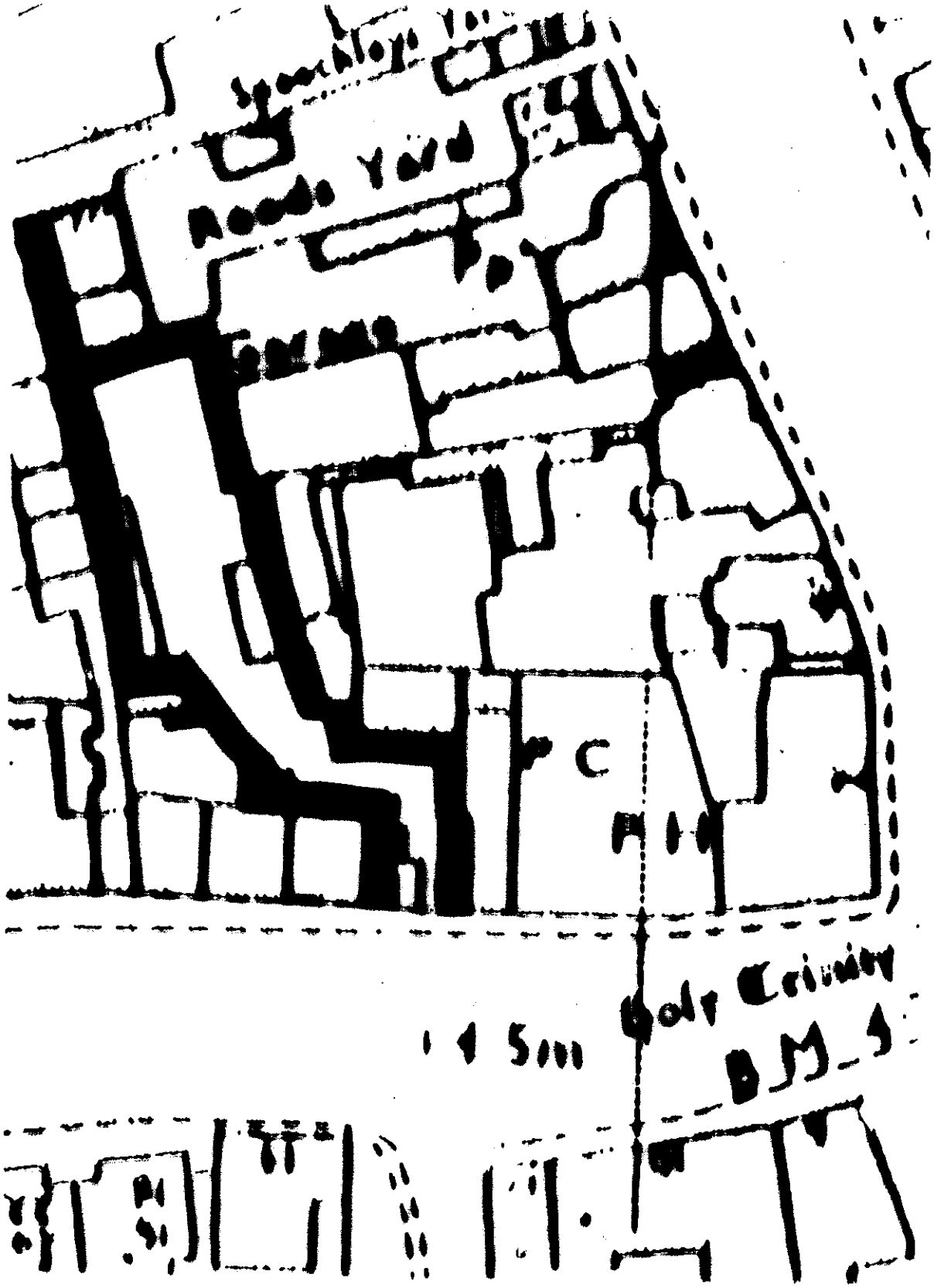

H02/913/91
Crowland
WEST STREET
Trinity Court
BROADWAY
Abbey Rectory
Bowling Green
Tennis Courts
Playground
Abbey C
St Bartho
3·3m
3·5m
3·1m

H02/913/91



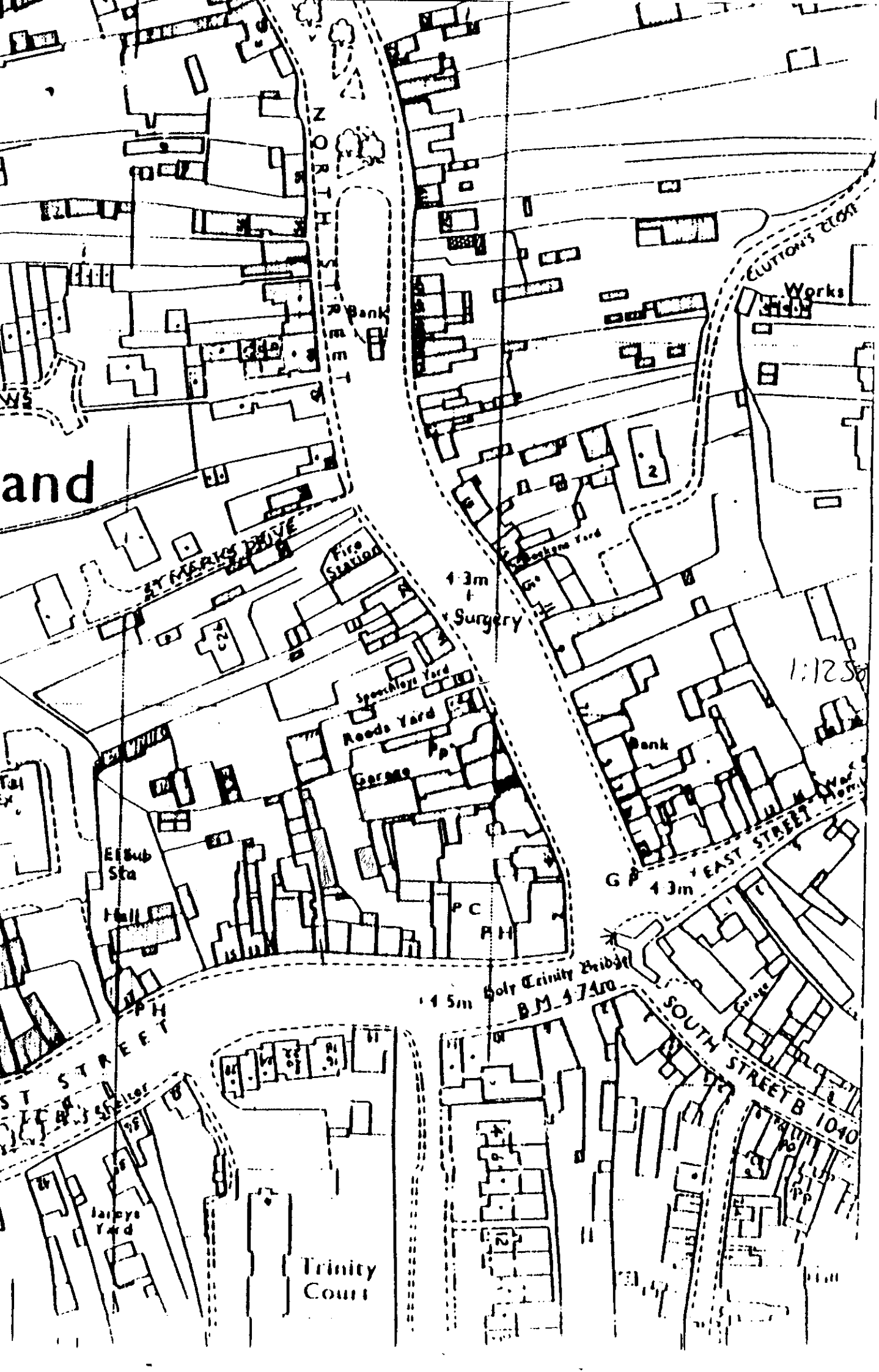
SITING, DESIGN, LANDSCAPING & EXTERNAL APPEARANCE INDICATIVE ONLY

SITE PLAN - showing proposed g/f layouts



1.500

H02/913/91


Bank
Works
Surgery
Fire Station
ST MARKS DRIVE
Reeds Yard
Garage
Bank
EAST STREET
PC
PH
Trinity Court
SOUTH STREET B 1040
1:1250

NOTES

All dimensions must be checked on site ~~and not scaled from this drawing~~

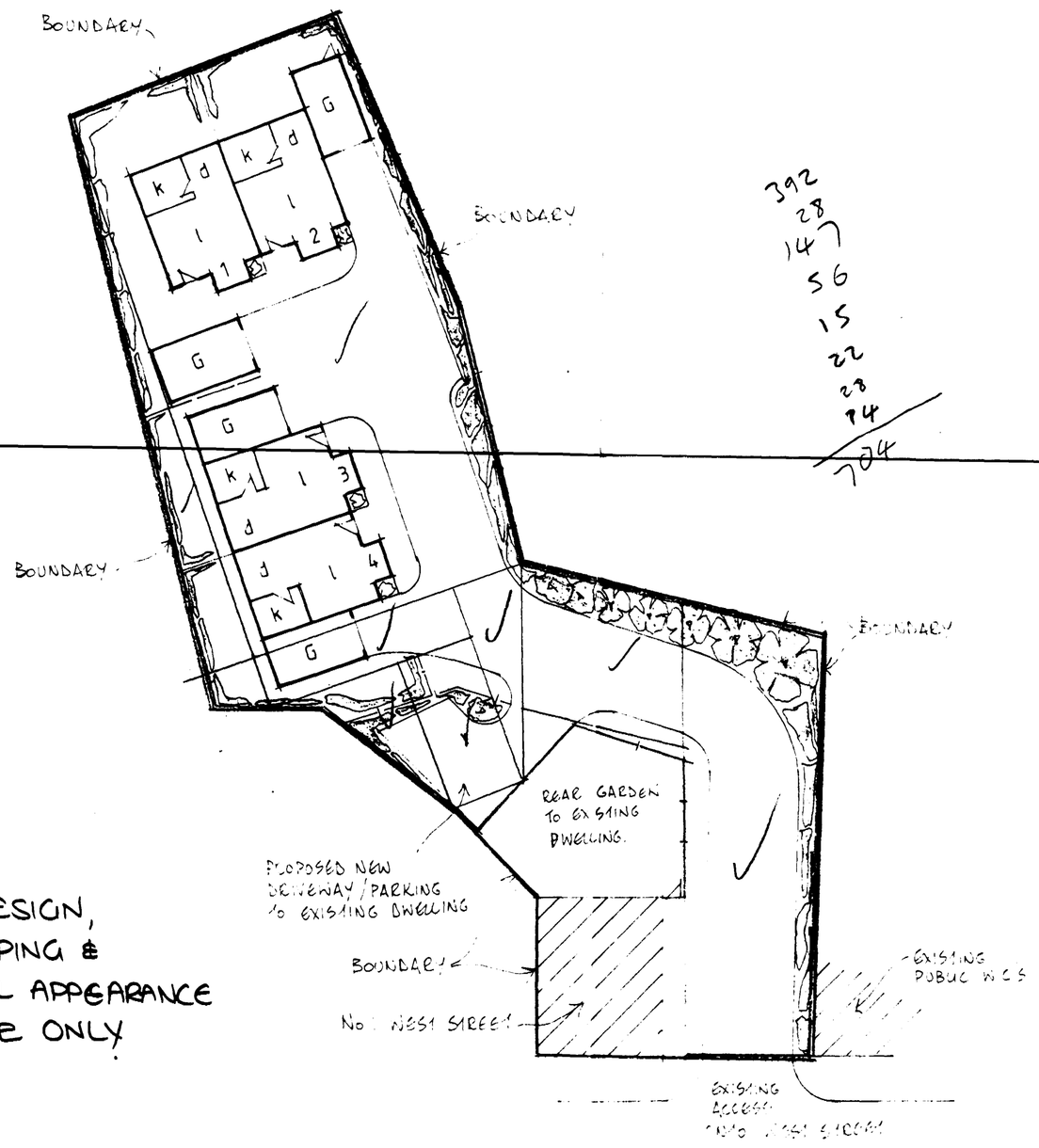
1. THIS DRAWING IS PRODUCED FOR OUTLINE PLANNING PERMISSION ONLY

2. THE PROPOSAL FOR 4 No 2 BEDROOM BUYER DWELLING HOUSES WITH GARAGES (2 @ 3 No BEDROOMS) IS TO REPLACE THE GARAGE BLOCK TO THE REAR OF No 1 WEST ST. CROWLAND WITH THE INTENTION OF PROVIDING A SMALL PLEASANT DEVELOPMENT AND COUNTER THE ONGOING DRIFT OF THE YOUNG POPULATION FROM THE AREA

3 THE DEVELOPMENT AS PROPOSED SHOULD REFLECT THE STYLE OF PROPERTIES IN CROWLAND AND BE BUILT IN MATERIALS OF A TRADITIONAL KIND

4 LANDSCAPING TO THE SITE AS SHOWN MAY BE AMENDED TO LOCAL AUTHORITY RECOMMENDATION

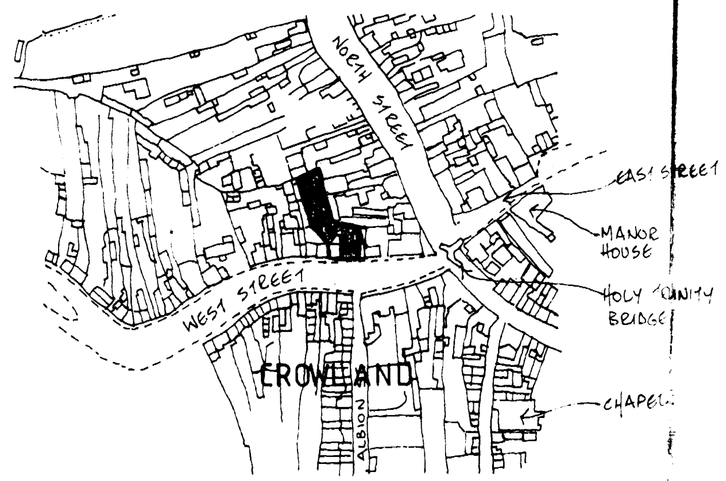
5 SMALL MANAGABLE GARDENS TO EACH DWELLING TO SUIT THE REQUIREMENTS PARTICULARLY FOR FIRST TIME BUYERS.



SITING, DESIGN, LANDSCAPING & EXTERNAL APPEARANCE INDICATIVE ONLY.

SITE PLAN - showing proposed g/f layouts

392
28
14
56
15
22
28
14
704



LOCATION PLAN - CROWLAND

DWELLINGS

Plot 1 - 2 BEDROOM DWELLING HOUSE WITH SEPARATE GARAGE

Plot 2 - 2 BEDROOM DWELLING WITH ATTACHED GARAGE

Plots 3 & 4 - 3 BEDROOM DWELLINGS WITH ATTACHED GARAGES

ACCESS - ACCESS TO THE SITE IS EXISTING AND IS CURRENTLY USED ON A TWO WAY TRAFFIC BASIS TO THE EXISTING GARAGE



Proposed external design

01 OCT 1991
91/91

A		
	Date	Revisions

© Copyright

Avocet Design
123 Main St
Baston
Peterborough

Tel. 0778 560422

Client
Mr and Mrs P. Drury

Job Title
Proposed Development on Garage Site to Rear of 1 West St Crowland

Drawing Title
Site Plan
Location Plan.
Proposed Ext. Design

Scale 1:200 1:2500

Date SEPT 91 | Drawn by DA.

Drg No AD/PD/01 | Rev

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT No 7311

594 x 841mm A1